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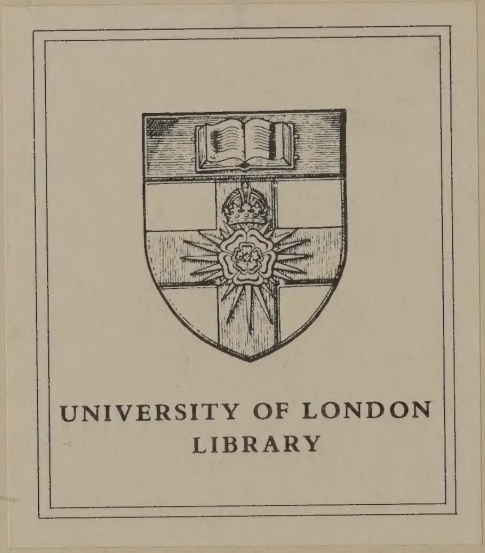

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REPORTS

FROM

COMMISSIONERS, INSPECTORS,

AND OTHERS:

THIRTY-FIVE VOLUMES.

—(1.—PART III.)—

AGRICULTURE.

Session

12 *March* 1894 —— 25 *August* 1894.

VOL. XVI.—PART III.

1894.

REPORTS

FROM

COMMISSIONERS, INSPECTORS,

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THIRTY-FIVE VOLUMES:—CONTENTS OF THE

FIRST VOLUME.—PART III.

N.B.—*THE* Figures *at the* beginning of the line, *correspond with the* N° *at the foot of each* Report; *and the* Figures *at the* end of the line, *refer to the* MS. Paging *of the Volumes arranged for The House of Commons.*

AGRICULTURE (ROYAL COMMISSION):

[C. 7400-III.] Minutes of Evidence, with Appendices. Vol. III. p. 1

ROYAL COMMISSION ON AGRICULTURE.

MINUTES OF EVIDENCE

TAKEN BEFORE

HER MAJESTY'S COMMISSIONERS

APPOINTED TO INQUIRE INTO THE SUBJECT OF

AGRICULTURAL DEPRESSION,

WITH

APPENDICES.

VOLUME III.

Presented to both Houses of Parliament by Command of Her Majesty.

LONDON:
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BY EYRE AND SPOTTISWOODE,
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MINUTES OF EVIDENCE

TAKEN BEFORE THE

ROYAL COMMISSION

ON

AGRICULTURE.

At 23, Great George Street, Westminster, S.W.

Fifty-eighth Day.

Thursday, 1st November 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
The Right Hon. Baron Rendel.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.

John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacy Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., *Assistant Secretary.*

Mr. W. H. Lander. — 1 Nov. 1894.

Mr. W. H. Lander called and examined.

33,250. (*Chairman.*) You are Chairman of the Joint Committee of the Shropshire County Council, and the Chamber of Agriculture Commitee, are you not?—Yes.

33,251. You are here to represent the views of the joint committee?—To present their report.

33,252. What part of the county do you live in?—I live in the central part of the county.

33,253. In what union?—Newport.

33,254. Do you hold a farm yourself there?—I do.

33,255. What size is it?—261 acres.

33,256. Do you hire it?—Yes, I do.

Depression in Shropshire.

33,257. What is the condition of that part of the county?—As compared with the other parts of the county?

33,258. No, as regards the past?—Perhaps that portion of the county in the past may not have suffered as much as some of the other parts of the county, in the depression.

33,259. Is it an arable district?—Arable and grazing; principally the rearing of sheep and feeding of cattle and sheep.

Reduction of rent.

33,260. Have the rents been reduced in the district?—They have.

33,261. How much?—They would vary somewhere about 20 per cent. probably.

33,262. That is about the average?—That would be about the average, from 15 to 20 per cent.

33,263. Is there a difference between the arable farms and the grazing farms in this respect?—The grazing farms have not been reduced so much as the arable.

33,264. What is the difference?—The difference probably would be five per cent.

33,265. May we say that the grazing farms have been reduced by 15 per cent. and the arable 20 per cent.; is that the proportion?—That will be about it.

33,266. Have the assessments to the local rates been reduced in the same proportion?—I think where the reductions have been permanent that has been so.

33,267. When you are speaking of 15 and 20 per cent. reductions, were they permanent or temporary reductions?—I am speaking of both.

33,268. Then what has been the permanent reduction of rent?—In some cases permanent reduction of rent has not been a very great deal, probably not more than 10 per cent. and a temporary reduction has been given of 5 or 10 per cent., or perhaps more in some cases.

33,269. Have those temporary reductions been frequent during the last four years or only occasional?—Frequent, very often in the shape of bones and manures of different kinds.

33,270. Instead of giving it in money they have given it in manure?—In manure.

33,271. How have you done this year?—It has been a very bad year.

33,272. In what respect?—The price of grain and the price of beef. The price of wheat is of course ruinous.

Wheat growing.

33,273. Is there much wheat grown in the district?—There is not so much being sown this term as usual, by a very great deal.

Mr. W. H. Lander. 1 Nov. 1894.

33,274. But taking the previous years has there been much wheat grown during the last few years?—Not so much as before; it has gradually grown less.

33,275. (*Mr. Channing.*) Do you know whether the area under wheat is greater or less than last year?—It would be considerably less this year than last year. I know, taking the country generally, it is more.

Land laid down to grass.

33,276. (*Chairman.*) Is the land being laid down into grass gradually?—Gradually; some of the strongest clay lands have been gradually laid down to grass. Wheat growing lands.

33,277. Some of the strongest lands have been laid down, do you say?—Yes.

33,278. Is that heavy clay?—Heavy clay. The soil of a heavy staple, what we call wheat growing land.

33,279. Has that been done to a considerable extent?—To a large extent.

33,280. And does this land do well when laid down to grass?—It depends upon the nature of the soil. Some soil will become good pasture very much sooner than others. In the case of strong clay it takes many years.

33,281. Is it laid down to permanent grass or only temporary grass?—Very often temporary grasses are allowed to lay themselves down so to speak.

33,282. What do you mean by that?—The ordinary grasses that are sown in the course, in the rotation, are very often allowed to remain and of course the natural grasses of the soil in time grow up and permanent pasture is formed.

33,283. How long do you consider it takes in that district for good permanent grass to grow?—As I just said, in some soils it takes much longer than others, but on the average soil probably 9 or 10 years, before you get into a fair turf.

33,284. Where it is laid down into temporary grass is it ploughed up again for four or five years?—That is at the option of the tenant.

33,285. What is the practice?—As a rule if the tenant is going to leave he finds it to his advantage probably to plough it up.

33,286. If he does not leave what then?—If it is a good turf he would let it remain, because it would pay better as pasture than as arable.

Reduced assessments.

33,287. Would you say that where the rents have been permanently reduced the farmers have had a reduction in the assessment?—Where they have been permanently reduced, yes; not so where they have been temporarily reduced.

33,288. You come here to represent the views of the Joint Committee; what recommendations do they make?—I should not say the views of the Joint Committee; because it is a report from the county which is taken from the answers to questions that were sent out. Of course many of the members of the Committee at any rate some of them, would not endorse all those remedies that are here suggested. You understand that this is a report taken by the county from the replies received in answer to a list of questions that were sent out and circulated all through the county. (*See* Appendix I.).

33,289. (*Sir Nigel Kingscote.*) Who sent out those questions, the Chamber of Agriculture and the County Council?—The Joint Committee of the County Council and the Chamber of Agriculture. You have all the questions on this paper (*handing in a paper*).

Report of the Committee of the Shropshire County Council.

33,290. (*Viscount Cobham.*) What are the objects of that Committee?—In the first place I may be allowed perhaps to go into the history of this Committee in answer to your question. A communication was made to this Commission from the County Council of Salop requesting the Commission to send us down an Assistant Commissioner. You replied, I think, that at present you did not see your way to do so, or at all events you did not say you would send us one. Well, then the County Council decided to form a committee of their own, and to invite the co-operation of the Chamber of Agriculture. The Chamber of Agriculture were willing to co-operate, so that the Committee of the County Council and the Chamber of Agriculture became a Joint Committee to inquire into the state of agriculture and the remedies and the causes of depression in the county of Salop, and to issue this report and forward it for the consideration of this Commission.

Mr. W. H. Lander. 1 Nov. 1894.

33,291. And for no other purpose?—That was the main purpose, and to get an expression of opinion from those concerned in the county.

33,292. How many representatives of each body were on the Committee?—The County Council had nine members and the Chamber of Agriculture three. Perhaps you will allow me to go further into the analysis of this Committee. There were four landowners; six tenant farmers; one land agent and one auctioneer and valuer.

33,293. (*Chairman.*) It would be: "For the sake of "convenience that the Committee have divided the "county into three divisions, namely: First, the "northern part of the county comprising Oswestry, "Ellesmere, Whitchurch, Wem, and Market Drayton. "Second, the South Western portion of the county, "comprising Chirbury, Ratlinghope, The Hill part of "Church Stretton, and the county west and south of "the Longmynd. Third, the central and south eastern "portion of the county comprising the remainder of the county?"—Yes.

33,294. Well then: "In the northern division, appa- "rently, dairying, pasturing, and horse-breeding seems "to be largely carried on. In the south-western divi- "sion, the rearing and breeding of sheep and Hereford "cattle, and horse breeding prevails; and in the hill "country comprised in this division, there are a "considerable number of sheep walks. In the central "and south-eastern division, it consists chiefly of "stock-feeding with turnip and barley growing, also "sheep and horse breeding. What is the proportion "of pasture and arable"?—"In the northern division "the proportion is as follows:—one-third pasture and "two-thirds arable; in the south-western division, the "proportions in the less elevated districts are about "equal; but in the hill country in this division, the "proportion is about one-eighth arable and seven- "eighths pasture. In the central and south-eastern "division, the proportions of pasture and arable are "about equal, with, perhaps, a slight preponderance "of arable."

Size of farms.

33,295. "What is the average size of the farms"?—"In the northern division the average size of the "farms is from 150 to 200 acres, the largest being "about 500 acres, and the lowest about 100 acres. In "the south-western division, the average size is from "200 to 250 acres, the largest being about 1,000 acres, "and the smallest about 120 acres. In the central and "south-eastern division, the average size is about 200 "acres, the largest being about 500 acres, and the "smallest about 80 acres. In this division, the sheep "walk farms run from 400 to 1,000 acres." That is the hilly district.

Tenure.

33,296. Are the farms generally held under tenancy, or owned by occupiers?—Generally under tenancy; of course there are a great many yeomen farmers, and we have many large estates in our county.

Small holdings.

33,297. Are there many small holdings in the county?—"The county as a whole seems to be fairly well "supplied with small holdings ranging from one to "20 acres and upwards."

33,298. What is the smallest amount of acreage on which a man can live and maintain his family?—As to the smallest amount of acreage, I should say that a man ought to have at least five acres.

33,299. Are there many cases of men holding their five acres, who appear to live wholly by the land?—As a rule they accompany it with what is termed in our county "higgling"; they keep a horse and cart which they work on this holding, and on the market day they deal in poultry and that kind of thing, and also carry passengers to market.

33,300. They combine some other business with farming?—Yes.

33,301. Are there not many men with small holdings who live wholly by the land?—Not many.

33,302. (*Mr. Lambert.*) Can a man live wholly on five acres of land?—I should think it possible; but he would do very much better if he had more. I should say probably ten acres, a man would be able to live upon that.

33,303. (*Sir Nigel Kingscote.*) And his family?—Of course the family as they grow up would work for themselves. The young family he would be able to bring up.

Mr. W. H. Lander. 1 Nov. 1894.

33,304. Did you say that a man could live and bring up a family on five acres of land?—I think I ought to qualify that answer; I think perhaps a man could not bring up a family on five acres of land; I think he ought to have 10 acres.

33,305. (*Viscount Cobham.*) You mean average land?—Yes.

33,306. (*Sir Nigel Kingscote.*) Do you think he could bring up a family on 10 acres?—I think so.

33,307 (*Chairman.*) With spade cultivation or what?—He would keep a horse, and the horse would be used for other purposes, as I told you before.

33,308. (*Sir Nigel Kingscote.*) With no horse; I mean without having any other occupation?—If he has to hire a horse to plough his ground of course that alters the question altogether, for if he has to pay for horse labour it would very soon take away all the profit.

33,309. How many acres could a man live on and bring up a family, supposing he has to hire the horse labour, and does nothing else, say, on good land?—I should give him 20 acres then.

33,310. (*Mr. Lambert.*) What would be the rental of that?—I may say I can give you a typical case in my own village. There are two or three holdings, two especially of 10 acres of land each, and these men are doing well at the present time—fairly well; it is good land; half grass and half arable. The holdings are surrounded with fruit trees of every description, from which they make, in some years, a good deal of money—their damsons, especially, and pear trees, and so on. These men keep a horse and a cart. The horse does the work, and they do a little "higgling," or take a few passengers to market besides.

Average rent.

33,311. (*Chairman.*) What is the average rent of the best farms in the district?—Throughout the county good mixed farms average from 26*s.* to 35*s.* per acre, tithe included.

33,312. By the tithe included you mean that the landlord pays the tithe and therefore the rent that the tenant pays includes the tithe?—Yes, but in the Hill Country the maximum rent of this class of farm appears to be about 20*s.* per acre.

33,313. Are those at present rents, or now reduced rents?—The present rents.

Reduction of rent.

33,314. How do these rents compare with 15 years ago?—"In the Northern Division the rents of the "farms in the dairy districts are not much lower than "they were 15 years ago, but in the other districts in "this division they are at least from 10 to 15 per cent. "lower. In the South-Western Division the reduction "appear to range from 10 to 20 per cent. In the "Central and South-Eastern Division the reduction in "a great many cases is very considerable. In the "Bridgnorth District, which seems to have suffered "most, ranging from 10 to 40 per cent."

33,315. Is that mainly an arable district, or is it grazing?—You are speaking of the Bridgnorth?

33,316. Yes?—A large proportion arable, I should say.

33,317. And there it is that the rents have been most reduced?—Exactly.

33,318. Are many tenants receiving temporary reductions, and to what extent?—"Throughout the county "a considerable number of temporary reductions of "rent, varying from 5 to 20 per cent. have been "allowed."

Farm buildings.

33,319. How are the farms equipped generally as to buildings, &c.?—"Throughout the county the replies "to this question may be summed up in the expres- "sion "Fairly well." The necessity for Dutch barns "and covered yards is, however, very generally insisted "on."

33,320. Is the land fairly well drained?—Yes, generally speaking.

Tenure.

33,321. What is the general system of tenure?—There are very few leases in the county, most of the farms being held on a yearly tenancy.

33,322. Were leases more frequent a few years ago?—They were.

33,323. Have they been gradually given up?—They have been gradually given up.

33,324. That is on account of the uncertainty of the future, I suppose?—Exactly.

33,325. How is the produce generally disposed of?—"In the rural districts cattle and sheep are sold at the "large fairs and auctions. Grain (chiefly barley) is "sold at Shrewsbury, Ludlow, Newport, Wellington, "and the other markets. Cheese is sold to travelling "dealers, and at places such as Whitchurch where "cheese fairs are held." *Mr. W. H. Lander.* 1 Nov. 1894. Marketing.

33,326. Is there much cultivation on small farms in fruit?—"In the proximity of the towns and the Black "Country, "Petite Culture" is practised to some ex- "tent, but this is not the case, speaking generally, in "the other parts of the county, where very little "attention is paid to the subject, and especially is this "so with regard to the cultivation of fruit." Fruit-farming.

33,327. How does the question of railway and canal rates and charges affect your district, and is the complaint general?—"In nearly every instance the answer "to this question consists of the complaint that the "railway and canal rates and charges are excessive, "and in many cases complaints are made of the "preferential terms granted by the railway companies "for long distances and foreign traffic. Railway and canal rates.

33,328. Is there a fair demand for farms in that district?—"From all parts of the county the reply to "this question is that there is a very good demand for "the best class of farms, but very little demand indeed "for farms of an inferior character. And in every "instance it is insisted upon that the farms shall be "well equipped with buildings, &c." Demand for farms.

33,329. Are there many farms unoccupied in the county?—"It would appear that there are very few "farms unoccupied or in owner's hands. In some "instances a land owner has a 'run out' farm on "hand, &c., on which he has to lose some years rent "in order to place it in a fair state of cultivation." Farms in hand.

33,330. I suppose in that case he keeps it in hand to get it into good condition again, so as to let it?—That is so.

33,331. And when in good condition I presume he would have no great difficulty in letting it?—He would not, if it is a good farm.

33,332. What is the condition of labour in your district?—"Throughout the county regular labourers are "fairly plentiful. Wages have increased about 2*s.* or "3*s.* per week." Wages.

33,333. Since when?—Since 1879; 15 years ago. "Complaints as to the quality of the workers and the "quantity of work done are very frequent, occasional "labourers are in many districts scarce, and of an "inferior character."

33,334. You say that wages have increased since 1879?—They have since 1879.

33,335. Had they before that fallen, as compared with 1873; can you recollect?—As compared with 1873—they would probably be stationary between 1873 and 1879.

33,336. In many parts of the country there was a very distinct rise of wages of agricultural labourers in 1873?—Ours would begin about 1879.

33,337. And they have been maintained from that time to this, at the same rate?—Yes, they have not fallen again.

33,338. Taking all things into account, what is the average rate of wages?—The average rate of wages would be, to a farm labourer, 15*s.* per week.

33,339. Is that money rate?—That is money rate.

33,340. Without counting any advantages in the harvest time?—Without counting any advantages in the harvest time. Of course he would get more in the harvest time: about double that.

33,341. Taking the year round, what is about the fair estimate of the wages of the labourer, taking into account what they get in the harvest time, and so forth?—What they get in the harvest time is of course about 3*l.* extra for the month—you have got to average that over the other 11 months.

33,342. They get that 3*l.* extra in the harvest time?—Yes.

33,343. Is there any complaint as to the difficulty of getting men?—There is a great deal of complaint in getting good men.

33,344. Are there many men out of employment in the winter, in the rural district?—At the present time, in our district, there are very few indeed out of employment. Unemployed labourers.

Mr. W. H. Lander. 1 Nov. 1894.

33,345. Is that generally the case in winter now?—Probably as the winter comes on there may be more, especially this winter, than there have been, but I may say that most of the young men in our villages drift away to the town. They go for railway porters and draymen, etc.; they seem to like the town life much better than they do the country life.

33,346. Has there been a reduction of the rural population in the county?—There has. I am not prepared with figures.

Farms that have withstood depression.

33,347. What class of farms, and what system of farming, have withstood the depression best?—"We "quote in this report one reply received to this ques- "tion as being typical of the whole, viz.:—'Hard "'working, energetic men with sufficient money to "'work the farm.' Dairy farms and graizers appear "to have done the best."

33,348. And by the hard working and energetic, you mean men who work themselves?—Men who work themselves.

33,349. Of course that is generally the case in the medium sized or small farms?—Well, that is not always so; I do not mean a man working actually in the same way as his labourers would, but a man who is up early in the morning, and at it until late at night, who is here, there, and everywhere.

33,350. Not going two or three days a week to market?—No, or one or two days a week hunting, which I do not object to—I rather like it. I am only explaining what this report means.

33,351. Some of the men on a small farm work themselves at manual labour?—Yes, at manual labour; but of course it would not pay a man with a large holding to do manual labour, because while he would be getting half-a-crown in one field, his men would be losing a good deal more for him in the next.

Condition of farms.

33,352. What is the general standard and state of farms at the present time?—"The standard of farming "appears to be moderately good, but the farms do not "seem to be in quite so good a condition as they "were a few years back, the farmers not having suffi- "ciently capital to employ adequate labour, &c."

Technical instruction.

33,353. Is advantage taken of the opportunities for technical education?—"From the replies received it "would appear that technical instruction has not been "appreciated or taken advantage of by the farmers to "any great extent." I can fully endorse that. Farmers do not believe much in technical education.

33,354. (*Viscount Cobham.*) Not the dairy classes?—The dairy classes are better attended, and have been greater successes than many of the other classes.

Game.

33,355. (*Chairman.*) Then with regard to game, complaint as to the over-preservation of game?—"The "almost unanimous reply to this question is 'No,' the "only exceptions being two from Market Drayton, and "three from Newport; but these replies do not bear "any signature."

33,356. The two exceptions are Market Drayton and Newport, in respect of game?—Yes.

33,357. So that from all the others there were no complaints?—Yes, to these replies, you see from the report, there was no signature.

33,358. And in the case of the Ground Game Act has that been allowed to have full operation?—The provisions of this Act appear to be very widely appreciated by the farmers.

33,359. (*Viscount Cobham.*) Does that mean that the farmers get a great number of rabbits from their farms?—Yes, and the hares, in many cases; if they are getting too numerous the tenants do not hesitate to shoot them.

33,360. Do you think that it has been a good thing for agriculture, the increase in the number of rabbits?—The decrease.

33,361. Have the rabbits increased or decreased?—Decreased considerably.

33,362. (*Chairman.*) And the hares too?—And the hares too. In some districts of course it is different, in all districts it is not alike.

Taxation and local rates.

33,363. What is the general opinion with regard to the incidence of taxation?—"The following are a few "replies to this question:—'That all incomes from "whatever source should be taxed.' 'That taxation "of farms under Schedule B. is oppressive.' 'That "there should be a local income tax for local rates.' "That land tax should be abolished or allocated to the "reduction of local rates.' 'That land tax is most "unjust, and is virtually a double income tax.'"

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33,364. That is a tax which falls upon the landowner?—It has not been so in all cases; hitherto the tenants in some cases have paid the land tax; I may say, in my own case, up to last year I paid the land tax.

33,365. Under a special agreement with your landlord?—Yes, but now the landlord pays the land tax.

33,366. What does it amount to in your case?—On my farm the land tax was 4*l.* 13*s.* 6*d.*

33,367. What is the size of your farm?—261 acres. That is 4*d.* an acre.

33,368. Did the fact that you have paid the land tax enter into the consideration of the rent, between the landlord and yourself?—Possibly it did.

33,369. And recently he has taken to paying the land tax?—Recently, it took effect on Lady Day 1893; the landlord pays the land tax. He reduced the rent by about 5 per cent., and he pays the moiety of the fire insurance which the tenant paid on the buildings. Of course that stood on the same footing as the land tax.

33,370. Does he pay the tithes?—The landlord pays the tithes.

33,371. Was there any alteration made in the rent when the landlord took upon himself to pay the tithe?—The landlord has always paid the tithe so long as I have had anything to do with it.

33,372. Is it the opinion of the farmers that the rates should be divided between the landowner and the tenant?—On this question opinion seems to be equally divided in the county; on the one hand it was urged that the rates should be equally divided between landlord and tenant; on the other hand that the division would make no practical difference one way or the other.

33,373. They thought that it would be adjusted in the rent, I suppose?—Probably those who thought the latter would come to the conclusion that the landlord would put half of the rates on the rent so that it would make no difference.

The Agricultural Holdings Act.

33,374. Then with regard to the Agricultural Holdings Act, what is the opinion of the county?—"Public "opinion seems to be distinctly unfavourable to the "present Agricultural Holdings Act which, it is urged, "requires very considerable amendment and exten- "sion. Several farmers advocate the formation of "land courts, boards of arbitration, and fixity of "tenure."

33,375. You say several farmers; is that the majority or only a few?—Not the majority in the case of land courts. A majority would prefer to see a new Agricultural Holdings Act, the present one repealed and a fresh one in its place, with machinery extended and amended to make it simpler, and so on.

Land courts.

33,376. But without the formation of land courts and fixity of tenure?—As to land courts many farmers do not like the word, it sounds for them a little bit too Irish. They do not much like the name of "land court."

33,377. Would you say that the majority of the farmers are against the fixing of rents by judicial authority?—I believe that is so; they think that rents should be a question between landlord and tenant; that there should be freedom of contract.

33,378. You think that it is better left to agreement between landlord and tenant?—I believe that is the feeling.

33,379. (*Viscount Cobham.*) Would you say the great majority were of that view?—I should not say the great majority.

Beer.

33,380. (*Chairman.*) Is there a general desire for a pure beer bill?—An universal desire for a pure beer bill is expressed in the report.

33,381. That is to say, I presume, some legislative measure for the purpose of making it compulsory that beer should be made from nothing but barley and hops, is that it?—That is so; and that there should be stated on the barrel or in the public-house what the beer is brewed from that the customer is supplied with. If a man wants a glass of ale from malt and hops he should be able to get it. May I be allowed to state that (of course, I am giving you now the opinions in this report)

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I have a resolution passed by the Salop Chamber of Agriculture on the question of pure beer and other matters connected with this, and, perhaps, you will refer to it later on.

Protection.

33,382. With regard to foreign imports, what is the general view?—The replies to this question are almost entirely in favour of the taxation of foreign imports in some form or other.

33,383. Is that your own opinion?—It is not.

33,384. Do the farmers in your district consume a considerable amount of foreign feeding stuff?—They do.

33,385. I presume they would not wish those to be taxed?—No; it has been suggested that a tax should be put on foreign barley that is used for malting purposes, but I do not know how you are going to draw the line, because a good deal of foreign barley, Russian barley, at the present time is being used for feeding purposes, and Russian barley is very cheap indeed at the present time, I bought some last week at 3*l.* 16*s.* per ton delivered, and it is of good feeding quality.

33,386. (*Sir Nigel Kingscote.*) How much is it a quarter?—It would be about 15*s.* a quarter.

33,387. (*Chairman.*) I suppose it is a great boon to farmers in the district to have this cheap barley or feeding stuff for cattle?—It is very cheap, and, of course, it is a boon as you express it, but if you put a tax on foreign imports that must be taxed too, it cuts both ways.

33,388. Should you say in the county as much corn is bought for feeding stuffs as is sold?—Taking the county throughout in the grazing district, more is bought than is sold.

33,389. And you yourself personally do not see how it is possible to draw a line between one class of corn and another?—I do not.

Bi-metallism.

33,390. Well then with regard to bi-metallism do you find in the replies that that is understood or not?—I am afraid that there is a great want of knowledge on that subject.

33,391. Were some in favour of it or not?—The few answers we received were generally in favour of it. I had better read it: "Very few replies have been received on this question, and such as were received were generally in favour of bi-metallism."

33,392. I suppose there is the idea that it would raise prices?—That is so. The general answer to the question was in many cases, "This is for experts." "Know nothing about it," and so on. And I believe that is true—there is a great want of knowledge on that subject.

Reduction of rent.

33,393. Looking generally at the replies received from the farmers, what remedies do they suggest?—The first remedy that they suggest is the reduction of rent.

33,394. They think that it has not been sufficiently reduced already?—That is so.

33,395. Do they think that the temporary reductions ought to be converted into permanent ones?—Yes, they do not get the advantages, as I have before mentioned, in the assessment unless there is permanent reduction.

33,396. I think you said that the rents throughout the county still averaged 26*s.* to 35*s.* per acre?—That is for good mixed farms.

33,397. Therefore there is a great deal of room for reduction still, if it is needed?—Yes.

33,398. Compared with other parts of the country, you consider the rents in the county to be high?—They are very much higher than many counties.

33,399. And so far as to judging of the depression by the rents the county has not suffered as compared with some other districts?—We are told so, but if we have not suffered as much as other districts in the past it is coming, and it is upon us, I may say.

33,400. You say that there is no difficulty in letting the farms?—Not in letting good farms.

33,401. At the old rents, or at the present rents?—At the present rents in many cases where the farms are in a good state and well equipped with buildings.

33,402. In that case there is no difficulty in letting farms at the existing rents?—Yes, at the existing rents.

33,403. You have already told us about the taxation of foreign imports and lowering of railway rates; and the next recommendation is with reference to the institution of light railways in the rural districts?—That is a subject which is being taken up in the county now very strongly. The County Council at our meeting last Saturday appointed a committee to inquire into the question and to report, and we were very glad to see that the Board of Trade had issued invitations for a conference on that subject, because it is generally believed that the institution of light railways—the construction of light railways—would be a great benefit to the farming interest. It would open up the rural parts of the county, and it would expedite and cheapen the transit of produce.

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Light railways.

33,404. Are there many districts of the county which would be greatly benefited by light railways bringing them in connexion with the other railways?—There are.

33,405. In the county generally should you say that it was badly provided with railways?—Well, I should not say it was badly provided, but there are many districts where railways only traverse at long intervals.

33,406. You have considerable districts remote from a railway station; you mean where the light railways would be a great boon?—Yes. There is another advantage that we consider the light railways would give us, and that would be the reduction of the cost of maintenance of our main roads, because a great deal of the traffic would be taken on these railways instead of on the roads themselves.

33,407. And reduce the highway rate?—The county rates. The main roads are all mended by the County Council.

Local rates.

33,408. Have the rates increased in your district or the reverse?—The rates have increased—the county rate.

33,409. But taking the aggregate of all rates; take your own case—have they increased or not?—They have increased.

33,410. Can you give us the figures?—I think I can. To take my own parish, which I may say is a typical case of the rates, they are collected together—the poor rate, the highway rate, and the county rate, and so on. This year the rates amount to 1*s.* 6*d.* in the £. In 1893 they were 1*s.* 2*d.* in the £; in 1892 they were 1*s.* 2*d.* in the £; and in 1891 they were 1*s.* 2*d.* in the £.

33,411. (*Mr. Everett.*) Is that for the whole year or a half year?—The whole year.

33,412. (*Chairman.*) Going rather far back; can you say what it was 10 or 15 years ago?—They would fluctuate a great deal; you would find about 10 years ago probably the rates would be about the same as in 1891, that is 1*s.* 2*d.* in the £. They would go down to 1*s.* in the £, and probably up to 1*s.* 6*d.* in the £.

33,413. Then you have had the advantage in the last two or three years of a reduced assessment. I think you said that the assessments had been reduced in proportion to the rent?—Yes.

33,414. Apart from this year, when it has risen to 1*s.* 6*d.* in the £, the last three years you must have had, as compared with previous years, the advantage of the reduced assessment?—Yes, the reduced assessment is one cause of the increase in the rates, and of course another cause is that there has been a great expenditure—the county rate has increased.

33,415. Apparently there has been no increase until this very year?—Not since 1891.

33,416. And I suppose the assessments have been reduced for some few years past?—They have been gradually reduced.

33,417. And therefore apparently from what you have said, the rates have remained fairly stationary at 1*s.* 2*d.* in the £ for a great many years?—Yes.

33,418. And if the assessment has been reduced the actual payments of rates must be rather reduced?—Of course that depends; generally speaking, it would be so.

33,419. Generally speaking, it would be so where the assessment has fallen?—Yes.

33,420. This year apparently there has been an increase from 1*s.* 2*d.* to 1*s.* 6*d.* That may be an exceptional rise?—The tendency now is for them to keep on increasing I am afraid.

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33,421. Your figures do not show that except this very last year?—May I give you the county rate?

33,422. I think it is better to give the aggregate rates—all the rates. I think your district does not seem to be badly treated in respect of rates as compared with many others, as it has been for many years 1*s.* 2*d.* in the £?—I may say that is not the case in all the unions. I am speaking now more especially of our own union. The next union, which is the Wellington Union, contains a mining population, and the rates are considerably higher; they would be over probably 2*s.* 4*d.* in the £ in the year.

33,423. You come there into a different industry; it is not a purely agricultural district; it is a mining district?—Mine is typical; it is purely an agricultural district.

33,424. And for many years past your rates have averaged 1*s.* 2*d.* in the £, and the assessments have been reduced?—The assessments have been reduced gradually.

33,425. But this year there has been an increase from 1*s.* 2*d.* to 1*s.* 6*d.* in the £?—Yes.

33,426. (*Viscount Cobham.*) Is that mainly due to the roads?—It is greatly due to the main roads. You see the County Council took over the main roads, and they have spent a great deal of money upon them. I may say that some of them were not in a very good state, and consequently the first outlay has been a great deal.

33,427. (*Chairman.*) That may not be permanent?—It may not be permanent.

33,428. Therefore you may hope to get back to 1*s.* 2*d.* in the £?—Yes.

33,429. (*Mr. Little.*) Have they extended the system of main roads?—They have taken the old main roads; not taken over many others.

33,430. They have taken the disturnpiked roads, but not any others?—In a few instances, but not many. We take it that it is a great mistake that the turnpike gates were ever taken away.

33,431. (*Chairman.*) Should you say from your knowledge and your experience of your own union with regard to the rates that it is the same as that of other purely rural unions?—I should think it was.

33,432. I am not taking the case of Wellington where there is a mining population, but a purely rural union?—Yes; a purely agricultural union.

33,433. You say that the rates have not averaged in the past more than 1*s.* 2*d.* in the £?—1*s.* 2*d.* or 1*s.* 4*d.*

33,434. And with a reduction in the assessments?—That is so.

33,435. Then the aggregate burden of the rates must have been less than in the past, because with a reduced assessment the smaller amount must be levied?—That must be so, if you work it out that way.

The Agricultural Holdings Act.

33,436. As to the Agricultural Holdings Act, and apart from any question of constituting a land court to make judicial rents, what changes do you think ought to be made in the Act?—I have in this paper suggested several specific amendments, the first is that of arbitrators.

33,437. (*Mr. Little.*) May we understand whether this is your individual opinion or the collective opinion of the committee?—I have been giving you the opinion received by the committee.

33,438. Now you are giving your own opinion?—Now I am giving my own opinion. What I have been giving you was mainly from the report.

33,439. (*Chairman.*) What you are now going to recommend as the alterations of the Agricultural Holdings Act, are they your own or that of the committee?—They are my own.

33,440. I think it would suffice to put this in as your own views; they are under 15 different heads?—Yes.

The Witness suggested the following specific amendments:—

"(1.) Arbitrators or referees to be appointed by the district councils for each district, such appointments to be confirmed by the Board of Agriculture with a scale of maxium fees and charges.

"(2.) Permissive clauses done away with such as occur in sections 5, 17, and 33.

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"(3.) In section 1, strike out the words 'on quitting his holding,' and also the clause relating to the 'inherent capabilities of the soil,' and add after the words 'incoming tenant' the words 'at the 'same time taking into consideration the original 'outlay.'

"(4.) Increase the number of first-class improvements for which compensation is payable, and put all first-class improvements on the same footing as drainage, provided when landlords' consent is refused the appointed arbitrators are called in to determine whether such improvement is necessary, and would add to the lettable value of the holding.

"(5.) No penal rent recoverable for a larger amount than damage actually caused.

"(6.) Time of notice of claim by tenant and landlord to be the same.

"(7.) Freedom of cropping and sale of produce, provided adequate return of manure is made.

"(8.) At the commencement of a tenancy a record to be made of the state of the holding in every particular, each field, &c. to be scheduled.

"(9.) Add to Part III. of the First Schedule consumption on the holding by horses of cake,—feeding stuffs, corn, &c. Also by horses, cattle, sheep, or pigs of corn produced on the holding.

"(10.) And other additions numbered 32, 33, and 34 in Central Chamber Committee's Report.

"(11.) Compensation for vexatious or unreasonable disturbance over and above actual tenant right.

"(12.) The Board of Agriculture empowered to grant loans to landowners for carrying out agricultural improvements.

"(13.) Abolish Law of Distress for rent.

"(14.) Period in respect of which a landlord may claim for waste or breach be reduced from four years to two years.

"(15.) Landlord's counter claims shall be scheduled."

33,441. (*Mr. Clay.*) Are these opinions of yours on the Agricultural Holdings Act shared by the majority of farmers in the county?—Yes, I believe so.

33,442. (*Chairman.*) You propose on your own behalf these 15 different amendments of the Agricultural Holdings Act which you have put in?—Yes, those are my own individual opinions. May I return to the question that was put to me by Mr. Clay who asked me whether these specific amendments to the Agricultural Holdings Act were the general opinion of the farming community in the county. I think I answered that I thought they were. I believe they are generally speaking, but, of course, there are great many farmers who have their objections to certain amendments, but I think, as a rule, these amendments would be, most of them, acceptable, and I may say I have resolutions from the Chamber of Agriculture bearing upon some of these amendments which I should like to put in.

33,443. (*Mr. Channing.*) You are referring to your own suggestions in the reply?—Yes.

33,444. (*Chairman.*) Apart from the special subjects which you have already mentioned there are three or four other things recommended by the farmers generally; the first is the application of the Merchandise Marks Act to foreign produce; the second is that there should be co-operation in the sale and distribution of produce in order to bring the producer and consumer nearer together?—Yes.

Co-operation for sale of produce.

33,445. Have you any practical recommendations as to how that can be brought about?—I have. It is thought that a good deal of the profit goes to the middleman, and that the producer and the consumer are too far apart. Especially is this the case in meat—beef, mutton, and so on. We think that landowners and farmers' associations, I think I will put it, might be formed, and that all landowners and farmers be asked to join; that the capital of the association be raised as follows: landowners and tenants to pay so much per cent. of what they receive and pay as rent, to a common fund; and that the first efforts of the association be directed to obtaining for the farmer the full value of his beef, mutton, and meat of all kinds, less the slaughter and freight, and selling to the consumer. The operations contemplated would comprise the purchase, erection, renting of stores and shops in towns, with depôts in country districts, to include slaughter-houses, cooling chambers, and so on, and that the produce be dispatched to these shops in the towns and sold; to include butter, poultry, eggs, and all kinds of produce—dairy produce. Of course it is rather a large order, I must allow, and I must tell

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you that it is not an original proposal on my part. I believe it emanates from a Mr. Arthur, in Devonshire, but it seemed a feasible thing.

33,446. This is rather a recommendation for the future—it has not been tried?—No.

Dairy factories.

33,447. Has there been co-operation among farmers in the county for the purpose of making butter and cheese?—No, there is one dairy factory, but only one I believe.

33,448. Has that answered, or not?—It has answered.

33,449. Has it improved the average quality?—The uniformity of the produce is much improved, and that is a great point; that is where the Danish butters and other butters supersede our own.

33,450. Could more be done in that direction?—I am decidedly of that opinion.

33,451. Is there much foreign butter sold in the towns in your district?—There is a great deal.

33,452. And is not that very much on account of the uniform quality of the butter?—That is so.

33,453. And the farmers in the district might get that market by securing greater uniformity in their products?—Yes.

33,454. Why do not they do so more?—They are not able to do it with present appliances.

33,455. Why do not they co-operate more in that way, because, apparently, it can be done by co-operation?—There is a want of capital. Where is the money to come from to build the factories?

33,456. Where did the money come from for the one factory that has been started?—The shareholders; it is a company.

33,457. Is it an independent company merely buying this milk from the farmers, or is it co-operation in the true sense of the term, namely, that the farmers themselves come together?—It is not co-operative in the true sense of the term; it is more in the shape of a private company.

33,458. Does it pay interest on its capital?—I believe it does.

33,459. Why do not more start of the same kind?—Well, farmers as a rule are rather slow to move. We think that if the means were arranged whereby the money could be found to build these factories—for instance, loans at fairly low interest—that it might be a very great advantage.

33,460. They have not realised apparently the extreme importance of getting a market for their produce by securing uniformity?—I do not think they have.

33,461. They have not appreciated the extreme importance of uniformity?—No.

33,462. (*Mr. Channing.*) Have many of them taken any active part against the combination in factories?—There has been no antagonism to it at all.

Tithe.

33,463. (*Chairman.*) Then only one other point that you have not mentioned, and that is the alteration in the Tithe Commutation Act of 1836, so that the tithe might be based on the rateable value of the land instead of on the gross produce?—It is thought, I believe, that there is a grievance in this respect as to how the tithe was levied. The light corn—the tail corn is not taken into account; the tithe only comes from the price that is made by the best corn; and therefore I believe that the persons who answered this question had that in view, and they thought that if the tithe were based on the rateable value of the land it would be perhaps better and more equitable.

33,464. What is the tithe in your district?—The tithe on my farm is 64*l.*; that is the commutation amount.

33,465. What is it now?—Now it would be worth 74*l.* and some odd shillings per cent.

33,466. Then it seems to be rather high?—Yes.

33,467. (*Mr. Little.*) What is it in proportion to the rent?—My rent is 31*s.* per acre, the present rent.

33,468. (*Chairman.*) What does the tithe amount to per acre; what is it commuted at?—64*l.* 19*s.* 10*d.*

33,469. For how many acres?—261 acres. The present value of the tithe is 74*l.*

33,470. This is a heavy tithe, 5*s.* per acre, is it not?—Yes.

33,471. As to the land tax, what is that?—That is 4*l.* 13*s.* 6*d.*

33,472. (*Viscount Cobham.*) Is there much demand for allotments?—Well, I cannot say that there is a very great demand. There is a demand, but I do not think the demand is so great as it was expected that it would be.

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33,473. Does it come from the agricultural labourer or the neighbourhood of the manufacturing towns?—It comes from both—more from the agricultural labourer.

33,474. Has the demand been fairly supplied?—The agricultural labourers, you see, who work regularly upon the farms are allowed as a perquisite so much ground in the farmer's field to grow their potatoes, so that that forms a kind of allotment for them.

33,475. Is that a very common practice in Shropshire?—A very common practice in Shropshire.

33,476. Where the demand has been fairly well satisfied, has it been by the landowners or by the action of the County Council?—Where there has been a demand the landowners, I think, have supplied it. I do not think that the County Council have had to take action at all in the matter.

33,477. Do you think that allotments will operate to retain the younger labourers in the village?—There is no doubt that that would be a very important factor in keeping the youth in the villages if they had proper allotments; and I say when the Parish Councils come into operation probably we shall hear more about the allotments than we have done before.

Immigrant Scotch farmers.

33,478. Have you many Scotch or outside farmers in your district?—We have several Scotch farmers who have come into the county.

33,479. How have they done?—Well, I think they have done quite as well as the natives. They have adopted a rather different system of farming to what we have been generally accustomed to.

33,480. In what way?—They have grown a great many potatoes and produce of that kind, which in some years has paid very well.

33,481. Are they business men?—They are strictly business men and they are hard-working men generally speaking; and they are very careful men too.

33,482. (*Chairman.*) Do their families work?—In some cases they do.

33,483. (*Viscount Cobham.*) Do the Scotch farmers introduce dairy farming where it has not been the practice before?—I cannot say that they do so much as in the case of those who have come from the county bordering us, of Cheshire.

Sale of cattle by live-weight.

33,484. (*Sir Nigel Kingscote.*) Are cattle and sheep sold by weight near you at all in Shropshire?—Not as a rule; they are generally sold by auction, not weight.

33,485. Would you like weigh-bridges made compulsory?—I should. I generally sell my own cattle at home if I can possibly get a dealer to buy them, and I always weigh them before he comes, so that I can calculate what they would be worth dead.

33,486. If weigh-bridges were more universally used, and if they were made compulsory it would be an advantage?—I think it would be an advantage if they were more universally used.

Cattle disease.

33,487. Have you had any experience in your county of cattle disease?—Not lately; we have had a few cases of pleuro-pneumonia, but taking the county as a whole the cattle have been very healthy.

33,488. Do you approve of the measures taken by the Board of Agriculture to stop cattle disease?—Certainly I do.

The Agricultural Holdings Act. Scheduling the condition of farms.

33,489. (*Mr. Clay.*) Under the Agricultural Holdings Act at paragraph 8 you say that at the commencement of a tenancy a record should be made of the state of the holding in every particular, each field, &c. to be scheduled?—I do.

33,490. That would be when the tenant goes out, to show what would increase the value of his holding or diminish it?—Exactly.

33,491. And you would have that done at the end of his lease?—I would. I say that when a tenant enters a farm when a new tenancy begins, a record should be taken of the state of the farm in every particular, every field, ditch, gate, fence, and everything should be scheduled, and it should be placed upon his agreement, so that when the tenancy was determined, he should receive all above that standard and should pay for all below that standard.

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33,492. It would not be a very difficult matter to reduce all those things that you have referred to?—I do not see any difficulty at all.

Reduction of rent.

33,493. What has been the general reduction in the past in the county?—"In the northern division the "rents of the farms in the dairy districts are not much "lower than they were 15 years ago, but in the other "districts in this division, they are at least from 10 to "15 per cent. lower. In the south-western division "the reduction appears to range from 10 to 20 per "cent. In the central and south-eastern division the "reduction in a great many cases is very considerable. "In the Bridgnorth district, which seems to have "suffered most, ranging from 10 to 40 per cent."

33,494. You still require a further reduction to be prosperous then?—Yes.

33,495. What is the further reduction required on an average?—I certainly think that a further reduction is inevitable. I am not prepared to say what that reduction should be, but if these present low prices of wheat and other things continue, I am afraid the reduction would have to be considerable.

Law of distress.

33,496. Regarding the law of distress you seem to go for the abolition of it?—I do.

33,497. Do you think it would be for the benefit of the farmer?—Yes, the farmer and the landlord too.

33,498. It would put him in a more independent position?—It would put him in a more independent position, and it would also restrict the competition for farms. At the present time landlords, and especially their agents, are very apt to take the highest bidder, and not inquire sufficiently into the capital the would-be tenant possesses, and other qualifications. They do it simply because they know that they are in this position; that they have 12 months priority of claim over every other creditor, and it is very often that they accept a man who is not suitable with regard to the capital that he possesses, but simply to keep up the rent on the estate—simply as an example; and to say, "Well, I have let the farm at so much money," and to the other tenants perhaps applying for a reduction the agent says: "Look here, we let this farm at so "much; therefore yours must be worth as much."

33,499. So that it puts credit buyer on the same footing as the ready-money buyer?—That is so.

Light railways.

33,500. (*Mr. Gilmour.*) You spoke of the great benefit that would spring from light railways if constructed in your county?—I did.

33,501. How would you propose that the money for the formation of these railways should be raised?—Well, I proposed that the County Council would probably be the best authority to manage them, and that they should be empowered to have loans from the State. They might have it on the security of the rates.

33,502. One of your reasons for the light railways was to reduce the rates, I think I understood you to say?—That was one of them; lessening the cost of the main roads—the maintenance of the main roads.

33,503. (*Chairman.*) By relieving them of heavy traffic?—Yes; the heavy traffic instead of going on the road would be conveyed on the railway.

33,504. (*Mr. Gilmour.*) And you think that even the money necessary to pay for those loans, supposing you did it in that way, and the keeping up the roads would not increase the county rate?—I do not think it would.

33,505. Are your roads in your county generally wide enough to be made at all useful for running light railways along?—Many of the roads in our county it has been found necessary by the county surveyor to lessen in width to save the road material. Of course some of the roads would be too narrow to put the railway on the side of it; but I may say that probably half of the main roads would be quite wide enough to admit of a light railway being put. I understand that they would be two-feet gauge, or something of that kind, and they would not take up a great deal of the road.

33,506. Have you gone into the probable cost at all of these light railways in a county such as yours?—I believe the probable cost of constructing a railway and equipping it would be 2,000*l.* a mile, or something of that kind; I do not know whether that is the correct estimate or not.

33,507. We have an estimate put before us that probably it would be double that amount per mile?—I think 2,000*l.* a mile would do it, because if the Board of Trade relaxed all the restrictions and conditions which they place now upon signalling, &c., that would much lessen the cost.

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Report of the Committee of the Shropshire County Council.

33,508. (*Mr. Little*). The committee that was appointed by the County Council and the Chamber of Agriculture collected opinions—did they afterwards deliberate upon the expressions of opinion received?—They did not.

33,509. Thep simply reported?—Simply reported.

33,510. I gather from this paper, that the Committee got about 300 replies?—They sent out 300 lists of questions, but they did not get those many replies.

33,511. Do you know how many, or about how many, they got?—I believe they got—I am not quite certain of the exact number because some came in after the report was printed, but I believe they got about 100 replies.

33,512. They do not propose to consider those replies, or they have not attempted to consider them and arrive at some conclusion as a committee?—Not as a committee, that was not their province; they drew up their report from the replies.

The Agricultural Holdings Act. Substituted agreements.

33,513. Upon the question of the Agricultural Holdings Act you propose a number of amendments. You propose to do away with the permissive part of the Act altogether?—I do.

33,514. You do not approve of substituted agreements?—I do not.

33,515. On what ground would you forbid the landlord and tenant to enter into an agreement for compensation?—Because it places the tenant in a very unfair position. As the Act stands agreements appear to override the working of the Act, and many agreements have no compensation clauses in them.

33,516. If an agreement has no compensating clause the Act applies?—It may do.

33,517. It will do?—It does not always apply.

33,518. You mean that it is not always made use of?—It is not always made use of.

33,519. But the tenant has an indefeasible right?—At the present moment.

33,520. At the present moment he has an indefeasible right to compensation?—If he goes under the Act he has very great difficulty to get compensation under that Act.

33,521. But he has a right to claim under the Act if his agreement does not give him compensation?—As a rule his agreement substitutes compensation for compensation under the Act, which is a very different thing.

33,522. A substituted compensation under the agreement must be reasonable and fair?—So the Act says.

33,523. Can you explain why a tenant and landlord should not be allowed to agree? Supposing the tenant prefers a substituted compensation, a definite scale of compensation to the uncertainty of an award under the Act, why should not the tenant be allowed to make the agreement?—I prefer an Act that is compulsory, and that you should have a definite scale of compensation incorporated in that Act.

Scale of compensation.

33,524. Then you would make the compensation definite?—I would.

33,525. And not what it is under the Act?—I would. Take, for instance, the compensation for an unexhausted improvement, I may say the manures, feeding stuffs, and so on. Then I would have Sir John Lawes's Table, or something of that kind, incorporated with the Act.

33,526. Would you give a uniform scale of compensation for all descriptions of land?—I do not quite understand your question.

33,527. If you define the compensation, it must be the same for all descriptions of land, must it not?—Why should it not be so?

33,528. Would you maintain that the manurial value is the same, as lasting and as durable everywhere?—I do not see any very great difference to be taken into consideration.

33,529. You would be prepared to lay down one universal scale as applicable to the whole country?—I would as to the manurial value.

Notice of claims.

33,530. You would also do away with the freedom to the tenant to contract for a six months' notice?—Yes.

33,531. Even where he preferred a six months' notice to a 12 months' notice?—Yes, that it should be illegal if he did it.

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33,532. On what ground?—Because I think, generally speaking, that 12 months' notice is quite short enough.

33,533. Have you not known cases where a 12 months' was very inconvenient—12 months' notice may be within one day of two years?—Possibly in isolated cases; but in drafting an Act of Parliament you have to consider the general benefit, and not take into consideration isolated cases.

33,534. Then you think that the general benefit is sufficient to induce the Legislature to prevent landlord and tenant contracting?—I do.

Compensation for improvements.

33,535. By your third proposal I presume you intend that compensation should be paid to the sitting tenant?—That is so, where there is any alteration in the terms.

33,536. Where his rent is reduced?—I do not know that in the case of a reduction of rent he would want to settle up. If the landlord gives him notice to quit with a view to raising on the rent, he having made the farm more lettable by his own improvements, I think before they go any further that a settlement should be made, and it should not be necessary to quit that holding to receive compensation for the tenant's improvements.

33,537. The effect of the proposal of striking out the words "on quitting his holding" is that at the termination of the tenancy from any cause the tenant must be compensated if he has made an improvement?—That is so.

33,538. How would you propose to carry that out—how would you value his improvement?—I should propose to call in this arbitrator whom I appointed at the commencement here.

33,539. And what would the landlord get in return for his expenditure if he has to compensate the tenant and the tenant retains the use of the thing for which he is compensated—how is the landlord to be indemnified?—The landlord can raise the rent if he likes.

33,540. (*Mr. Channing.*) He would charge the full market value for the land?—Yes, or the tenant can leave—he can do either he likes.

33,541. (*Mr. Little.*) The first class improvements which you wish to increase in number, are they the same as the Central Chamber has desired?—Generally speaking they are.

33,542. Is there anything that you particularly wish to mention that is in these recommendations of the Central Chamber?—I think I have the Central Chamber's recommendation here. Is the building of cottages in the Central Chamber Report?

33,543. I think not?—The laying down of permanent pasture, that is in the Report, I think.

33,544. But your proposal is to put all those improvements on the same footing as drainage?—That is so.

33,545. That the tenant can first of all give notice to the landlord that he wants them; that the landlord can then supply them, and if he does not the tenant can do it and have a claim to compensation?—That is not so; the tenant if the landlord refuses to do them or refuses consent for the tenant to do them, then it shall be that the arbitrator shall be called in to say whether this proposed improvement is necessary and whether it would add to the lettable value of the holding. Then if the arbitrator determines that it is not necessary and that it would not add to the value of the holding the tenant makes it then at his own risk. Of course he would not be able to claim any compensation for them.

33,546. But if these improvements were put on the same head as drainage, as you propose, would it not be the case that if the landlord would not do the work the tenant could do it?—I believe it would be under the Act.

33,547. You mean to make it subject to the approval of the arbitrator?—That is so.

33,548. And you would allow a tenant, with the sanction of an arbitrator, to put up buildings such as cottages and carry out other improvements against the will of the landlord?—Yes.

Penal clauses.

33,549. Then, with regard to your proposal number 5, you say that no penal rent should be recoverable for a larger amount than the damage actually caused; have you ever known a penal rent extorted?—Personally I have not suffered from that or come in contact with it, but I have heard of a great many cases.

33,550. Where it has been actually enforced?—Where it could have been enforced or where it has been held over the head of the tenant who, therefore, has given up claims which he justly could have had.

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33,551. You know that of your own knowledge?—Exactly, I do. If you will allow me—I have an agreement which I should like to put in without mentioning names, although the person is dead and all concerned, but I would rather that the name in this agreement should not be made public (*handing in same*). You will see from that that there are the penal clauses.

33,552. (*Mr. Channing.*) Similar to the penal clauses in most leases as to cropping and pasture and so on?—Very similar.

33,553. (*Mr. Little.*) I do not dispute at all that such things are embodied in agreements. My question was whether they have ever been enforced or whether they have been simply threats?—They may not be often enforced, but, as I said just now, they are held over the head of the tenant and prevent him from making just claims, because they say, "If you claim so-and-so I "shall enforce my penalties, my penal clause." Therefore the tenant, of course, thinks it wiser to be quiet, and he is a great loser thereby.

33,554. Your proposition is that no damages should be recovered beyond the actual injury to the landowner?—That is so.

Freedom of cultivation.

33,555. With regard to freedom of cropping and sale of produce, would you have that given by law?—I would, subject to an adequate return of manure.

33,556. And who is to be the judge of the adequate return, the arbitrator?—The arbitrator.

32,557. To be called in at any time?—The onus of proof shall lie on the tenant whether he has supplied this manure.

33,558. Would you apply that in the case of tenants at present in possession; would you give them an absolute right to farm as they please?—I would, subject of course to certain restrictions as to the last year of the tenancy; perhaps that might be equitable, because it is very awkward for a man to take a farm with all the straw and everything sold off it, there would be a difficulty in letting the farm, and therefore perhaps during the last year of his tenancy this might be modified.

33,559. But where a tenant has hired a farm under the express condition that he shall consume a certain description of produce on the farm, you would absolve him from those conditions, the present tenant?—I would.

33,560. Even if he would have given more a year ago to have had the farm on those conditions you would still give him the liberty without his giving any additional rent?—Yes.

33,561. You would admit that in a great many cases the rent would be considerably more with complete freedom of cropping and cultivation than it would be with restrictions?—Well, it is very easy to make a re-arrangement.

33,562. But I thought it was to existing tenancies you would give this freedom?—Yes, I would.

33,563. Without charging additional rent?—Of course that would be a matter of arrangement between landlord and tenant.

33,564. But that is not an existing tenancy. An arrangement contemplates a re-letting?—Well then if the farm is re-let we must have a settling, the same as I proposed with regard to the sitting tenant.

33,565. Supposing a landlord and tenant to-day make a bargain at so much rent, the tenant being restrained as to the produce that he should grow and sell and to-morrow you say notwithstanding this agreement you shall sell and grow whatever you please and your bargain as to the rent holds good?—Yes.

33,566. Is not that giving the tenant something which was not his?—Well, if you put it in that way it might possibly be so; but if you are going to make a new Act of Parliament there are generally certain difficulties that have to be met, and I do not think that there would be any difficulty there, because I think that the landlord and tenant would be quite free to make the fresh arrangement and come to terms.

33,567. And that involves a re-opening of the question of rent?—I do not say that the question of rent should not be re-opened.

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33,568. As you do not propose that it shall apply to the existing tenancies it must be either the one thing or the other?—I propose that it applies to all tenancies.

33,569. Existing tenancies?—It shall apply to all tenancies.

33,570. Shall apply to all existing tenancies?—Only the way you put it I understand is that it would not be fair to the landlord if he granted all these privileges and the tenant did not pay more rent—that is the way you put it?—Yes. It is quite open for the landlord to say, "Well now the Act of Parliament is such that it "gives you an advantage, I think, and therefore I "must have more rent." "Very well," the tenant says "all right, and if that is so we must have a settling, and I must be paid compensation for my improvements before we go any further.

33,571–2. That is creating a new tenancy?—That is so.

33,573. And should you consider that if this liberty were given to the tenant and if the landlord considered it valuable and attempted to raise his rent on that account, that that was vexatious or unreasonable disturbance for which compensation should be given?—Well, I should not consider it vexatious disturbance there, because the tenant would have the opportunity of staying.

33,574. But if he did not agree, what then?—Yes, the tenant would be paid.

33,575. For the disturbance?—He would not be paid for disturbance under that head.

Compensation for consumption of home-grown produce.

33,576. You propose that the allowance for manures should be extended so as to include the consumption by horses; would you give that for consumption by all horses—horses that go off the farm?—Horses that are kept exclusively for farm purposes?

33,577. Horses that do not leave the farm or horses that are only kept for farm work?—Would you include farm work—taking grain to market or to the station?

33,578. That is what I ask you; would you include consumption by working horses that are frequently on the road?—I should.

33,579. You would give compensation?—I cannot see how you could draw the line.

33,580. Do you think it would be fair?—I do not think it would be very unfair.

33,581. Supposing a man has a pair of horses on the road every day in the year, would not that leave a great deal of manure on the road?—I do not think that a pair of horses would be on the road every day in the year. If the farmer conducted any other business outside his ordinary farm work, and his horses were employed in that business then I should say that the case would be different.

33,582. (*Mr. Channing.*) I understood you that you accept the suggestions of the Central Chamber on that head?—I do.

33,583. You are aware that they confine the compensation to horses exclusively kept for farm purposes?—Yes.

33,584. (*Mr. Little.*) You would be satisfied to have the compensation confined to horses kept on the holding?—That is so.

33,585. You say that the landlords counterclaim shall be scheduled—do you mean scheduled in the Act of Parliament?—Yes.

33,586. The things that he may claim for?—The things that he may claim for.

Penal clauses.

33,587. (*Mr. Lambert.*) This agreement that you showed me just now, is it general in your district?—That is an extreme case; I cannot say that the penalties are often as high as in the agreement, but there are generally penal clauses in most agreements.

33,588. Are the conditions of cultivation so specially laid down and so heavily penalised if not strictly adhered to as in this agreement?—Perhaps not.

33,589. This is a rental of 40*l.* a year for 11a. 2r. 29p.; what would that land consist of?—Half turf and half arable.

33,590. Would that have been reduced since 1883 when that farm was let?—I could not say, because it has changed hands, and no doubt the rent has been considerably reduced since then, but I could not tell you what the rent was.

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33,591. But such agreements as that are not common in your district?—Not to the extreme extent of that agreement; but still that is the principle on which agreements are generally drawn up as regards the penal clauses.

Reduction of rent.

33,592. Coming to the report that you have been good enough to collect you say that rents have been reduced from 10 to 15 per cent., but you do not consider that has been a reasonable reduction?—I do not.

33,593. You were not able to give Mr. Clay what you consider would be a reasonable reduction?—I do not think I could, because so much depends upon the prices of our produce; but still if you take the comparative price of wheat to-day with what it was 15 or 20 years you will see there a very considerable reduction. Then you take the price again of meat and you will find there a very great reduction.

33,594. Would meat have been reduced so very considerably?—Meat would have been reduced probably I should say 25 per cent.

33,595. Since when?—Since 1879. I have some tables here.

33,596. I do not think we require them. You consider that a reasonable reduction of rent has not been given to the farmers?—I do.

33,597. Why has it not been given?—Because it has not been in proportion to the fall in the produce which they have to sell.

33,598. Why has it not been in proportion to the produce that they have to sell?—Well, it has rested of course with the farmers themselves; they have taken the farms at those rents, but of course there is another side of the question. The farmer who is on a farm does not care to leave it—there are many reasons, sentimental and otherwise, why he does not care to leave his holding; possibly he was born there, and so long as he can hold out at all he does so.

33,599. I presume according to that, that if the farmer is giving more rent than he ought he is not able to meet his landlord on equal terms?—Certainly not.

The fixing of rent.

33,600. What do you advocate to allow him to meet his landlord on equal terms as regards fixing of rent?—As regards the fixing of rent I should place him on an equal platform with the landlord, in so much that he should be entitled to compensation for any increased value he may have added to the holding.

33,601. Yes, but that would only take place at the termination of the tenancy?—Yes.

33,602. He would have had to pay these very high rents before the termination of the tenancy, which may be five or seven years, or even longer?—I am afraid the question of rent must be a matter of supply and demand, and also that it must be a question between the landlord and tenant.

33,603. And you have no remedy to offer to enable the tenant to meet the landlord upon more equitable terms?—I know that it has been proposed that tenants should be able to take the landlord into court and have a judicial rent paid, but for my own part, I think that freedom of contract ought not to be interfered with, and I think that the question of rent ought to be a matter that the landlord and tenant themselves ought to be able to settle.

33,604. Do you mean freedom of contract as regards rent, or everything?—As regards rent.

Tenure.

33,605. You say most of your farms are held under a yearly tenancy; is not a more secure tenancy preferable to a yearly tenancy for good agriculture?—I think if you get a just and equitable Agricultural Holdings Act there need not be any fear as to the insecurity of tenancy of a holding.

33,606. Do you think it is possible to get an Agricultural Holdings Act that will give to the tenant that same security that he would enjoy if he knows that he has the farm on reasonable terms for a series of years?—I think so.

33,607. Do you think that the recommendations here would fulfil that purpose?—I do.

Railway and canal rates.

33,608. Now you say that in nearly every instance, in the answer to the question on railway rates, there is a complaint that the railway and canal rates and charges

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are excessive; have you any specific instances of this?—I have no specific instances; I have not thought it necessary to bring any of those with me; but generally speaking, the complaint is that preference is given to the conveyance of foreign goods to our home produce on our railways.

33,609. But as I say that is only a general statement?—Exactly.

33,610. You have no facts to go upon to prove that statement?—I have no specific facts; I have not brought any because I did not think it necessary.

33,611. I think you could get them?—Yes, I could very easily get them.

Farmers' capital.

33,612. Are farmers short of capital now?—I am afraid they are very short.

33,613. That is that they have been paying away their capital?—They have been paying rent out of capital.

33,614. You have some replies about the over preservation of game; can you give any reason why they did not give their signatures?—They were afraid to sign their names for fear of publication, perhaps.

33,615. Is such terrorism common in Shropshire?—I did not say that terrorism is common; it is not altogether non-existent.

The marking of foreign meat.

33,616. Do you wish to state anything about the application of the Merchandise Marks Act on foreign meat, and other produce?—Yes. I should like to state this; that a feeling exists that the interests of agriculturists are being seriously injured by misrepresentation in selling foreign meat as English, and if all classes of meat could be sold with the full knowledge of the purchaser of the country of origin, meat produced in this country would be more in demand, and command a higher price; and I would advocate that every person dealing in foreign meat should register and fix a notice over his shop. I may tell you, Mr. Lambert, that I strongly approve of the Bill which bears your name.

33,617. Do you advocate it being extended to anything else besides foreign meat?—Yes, I should extend it to every article that we produce that is offered for sale.

Game.

33,618. (*Mr. Channing.*) About these replies in reference to game. Is there any impression in Shropshire, in this neighbourhood which I see is your own neighbourhood, that tenants, if they made use of the Ground Game Act freely might have notice to quit on some other ground? Evidence has been given as to that in other counties?—I would not go so far as that, because I think, generally speaking, a very good understanding exists between landlord and tenant in our county; but still there may be isolated cases in which a tenant would think it would be wiser and more judicious on his part not to allow his name to be made public in any complaint of the kind.

33,619. In these neighbourhoods which are mentioned here, is there an excessive head of game, of rabbits and hares kept?—Well, I suppose there are in one or two instances, and although, perhaps, these replies do not carry a signature, personally, I knew pretty well where they came from.

The fixing of rent.

33,620. As to Mr. Lambert's questions as to tenants being on a footing of equality with the landlord for bargaining for a fair rent, I suppose your remedies would be to this effect:—That you do not recommend a land court to assess rents between landlord and tenant, but that you rather would give the tenant greater advantages which would enable him to bargain more freely?—Exactly.

33,621. Are those advantages, and judging from your own paper, it would be really a remedy in regard to getting a fair rent, in the first place compensation to the sitting tenant; and in the second place, compensation for disturbance?—Exactly.

33,622. And in the third place, what you have advanced with regard to freedom of cultivation and prohibition of penal rents beyond the actual loss or damage sustained by the landlord?—Yes.

33,623. Do I understand that if tenants were placed in the position of having compensation without leaving, and if they were unreasonably turned out of their holdings, and there was this further limitation of penal rents, they would be in a very much better position, which you still wish to be free?—They would be placed on a more independent and equal footing with the landlord.

33,624. Those are your remedies as an alternative to anything in the nature of a land court?—They are.

33,625. Do you attribute the depression in agriculture in Shropshire, as elsewhere, mainly to the fall of prices?—Certainly, low prices are the cause of depression.

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Low prices.

Farmers' capital.

33,626. And you say that the rents were, to a certain extent, paid out of capital; do you attribute the bad position of agriculture to the tenants having too little money to carry out agriculture in the best way?—There is no doubt that the tenants are seriously handicapped at the present time by being short of capital; especially is that the case on grazing farms where cattle and sheep are fed, because if the farmer has money when he goes to market, if he sees a lot of cattle or sheep, or anything else he can buy to advantage, he buys; but if he has not the money, of course he cannot, and he is farming under very great difficulty.

33,627. And yet pound per pound his capital would go further in the purchase of store cattle and feeding stuff than it did 15 or 20 years ago?—Yes.

33,628. That would show that capital is so much more?—Yes.

33,629. And you attribute that largely to over-renting?—I should not say it was altogether over-renting; of course, it is over-renting in one sense; another is the low price that he is able to get for his produce.

Compensation for improvements.

33,630. A good deal of evidence has been given here that farmers who farm highly are less able to get reasonable reduction of rent in proportion to the fall of prices, than farmers who let their farms go down?—Yes.

33,631. Is that one of your main reasons for advocating compensation to the sitting tenant?—One of my main reasons.

33,632. Will you explain a little further what you mean by compensation to a sitting tenant. Now in the case of reductions in rent, if one man has been farming very highly, and another man has been farming badly, the actual money value of the first farm is very much higher than that of the second farm, but if you get a reduction of rent in proportion to the valuation of each of those farms, you would be forcing the incoming tenant to pay on his improvements?—Yes.

33,633. Therefore it would come in the form of adequate reduction, as well as increase of rent?—Yes.

33,634. Whenever the terms of the farmer are rearranged the tenant should be able to say, "The "remaining value of my improvements should be fully "considered before those terms are decided?"—Certainly.

33,635. Whether by increasing the limitation of the rent, or by limiting the increase of the rent?—Just so.

33,636. Otherwise the tenant would have to go on paying a rent on his improvements?—Exactly.

Freedom of cultivation.

33,637. Now about freedom of cultivation. Is not it the fact that on a large number of very well managed estates, freedom of cultivation is practically now the rule?—It is a fact that a good many of the agreements which exist, and have been signed by landlords and tenants, are not now enforced, but still that is no reason why they may not be enforced if it were found necessary.

33,638. This might be used as a threat?—They might be held over the head of a tenant.

33,639. Is your main objection to this sort of penal rent, and the threat which it holds out, this: that it is contrary to the rules of agriculture?—Certainly.

33,640. What do you suppose is the motive of intelligent landlords in not enforcing contracts of this kind, and allowing their farmers to farm more freely; is not the reason mainly economical?—No doubt it is.

33,641. Were not these covenants entered into in a totally different state of farming where practically there were no other manures, and when the manurial value of straw and hay was very different from what it is now in comparison with its commercial value?—Certainly.

33,642. Therefore an economical reason for getting rid of these old covenants is advancing the freedom of cultivation, which is as much to the interest of the landlord as to the tenant?—It is as much to the interest of the landlord as to the tenant.

Competition for farms.

33,643. You speak of the competition for farms in Shropshire. Are there many farms which have got into a very poor condition in Shropshire?—I am afraid there are.

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33,644. A large number?—A good many.

33,645. And those farms are farms which capable tenants who had a choice would wish to avoid?—Exactly.

33,646. Does not that fact immensely increase the competition for farms that have been well kept up?—No doubt it would to a certain extent. Of course where a farm has been run out, generally speaking, it goes into the hands of the landlord, and he has to farm it three or four years probably to put it straight. Well, then, when he has done that and thoroughly equipped it with buildings, and so on, he has no difficulty in getting a tenant.

33,647. But my point is this: that so many bad farms do really increase the competition value of the good farms, do they not?—That is so.

33,648. Does not that operate unfavourably to the old tenants; that is, that if an agent can say that "I "have so many applicants for farms, who would offer "so much for the farms, therefore you must go on at "that price?"—I am afraid that agents do not properly and sufficiently consider the case of old tenants. In many cases they are very apt to let the old tenant go, and put men in who have neither sufficient capital nor other qualifications connected with them to take the farm and farm it as it ought to be done. They very often do it in order to maintain a certain standard of rent, and which they can quote as an example to the other tenants on the estate.

33,649. Does not that reasoning which you have just advanced make it desirable in your view to strengthen the position of the tenant either by giving fixity of tenure or compensation for disturbance?—It does; that is one of my main reasons.

33,650. Tenants by a number of various considerations are forced to pay a higher rent than they otherwise would if they were perfectly free?—That is so.

Official arbitrators.

33,651. Now about arbitration; your suggestion, I understand, is that there should be a fixed and certain arbitrator for each district appointed by a district council, is that so?—That is so.

33,652. Do you mean that landlords and tenants in going under the Agricultural Holdings Act would be in all cases compelled to go and bring their case before this tribunal?—By no means; they may settle the matter themselves.

33,653. In case of dispute they would come before this arbitrator or chose their own arbitrator?—Come before this arbitrator in case of dispute. He should be the official umpire. They may be their own valuers themselves. I do not see any objection, and that they should call in this official arbitrator to settle the case.

33,654. In the position of the umpire under the Act?—Exactly.

33,655. Where an umpire is to be appointed under the Act you would have a sort of district county court for agricultural purposes?—You may call them that if you like.

33,656. Is one of your reasons for that that you would have a better uniformity of decisions as to the remaining values of certain improvements?—I think so.

33,657. You prefer that suggestion to the suggestion which has been made in my Bill, and other proposals of giving freedom to the county court and to the parties to select an arbitrator from an official list of arbitrators?—I do not agree to go to the county court judge at all, except in the case of appeal on a question of law. I think myself that the arbitrator for each district is better appointed by the district council. I prefer the district council to the county council.

33,658. Do you think that that would be easily carried out in counties with which you are connected?—I think so. There is no reason why the same arbitrator should not be appointed for more than one district.

33,659. I think you have given some consideration to the Bill which I introduced last session?—I have.

33,660. Does that Bill provide, with one or two exceptions, for all the points which you attach special importance to; one of the exceptions being the one we have just touched upon?—I think it does.

33,661. And do you think that your suggestion that first class improvements should be placed on the footing of drainage, and be either as compensation with consent of landlord, or the decision of an arbitrator that it adds to the letting value? Do you think that represents the view of a large number of farmers in your district?—I think it does.

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Substituted agreements.

33,662. As to your remarks on the permissive agreement substituted; would it satisfy you to provide, as my Bill provides, that in all cases of dispute as to whether the substituted compensation was fair and reasonable the tenant could at once have a reference under the Act, or do you think that would not go far enough?—What clause is that?

33,663. Page 3, sub-section 2?—I do not think it would. I do not like substituted compensation at all. I prefer to have an Act of Parliament which should be compulsory and not one that you can drive a coach through, which you can through the 1883 Act.

33,664. You want the Act to be compulsory, and to cover everything as regards agricultural holdings?—Yes, I do.

33,665. Do you think it would tend to convenience and also to justice if you were to include compensation for tillages and crops, and other compensations under customs also?—I think it would. You must bear in mind that the customs as to the tillages vary in different counties. There is that difficulty to be overcome.

Compensation for claims outside the Act.

33,666. I do not think you understand my question. That is where a tenant is entitled to any compensation that he can bring that under the Act by simply entering it in one of his claims?—Yes.

33,667. You think that would be a convenient arrangement?—Yes.

33,668. And the sum settled by the same arbitration and the same valuation, and that would tend to economy?—Exactly, and a saving of expense.

33,669. Have you considered the clause about the compensation for disturbance—the seventh clause—and does that satisfy you in its present form?—Yes.

Landlords' claims.

33,670. Another point which I would like to ask you about is: you wish to have the period within which a landlord may claim for compensation or breach of covenant to be reduced from four years to two years. You are aware that that is covered in my Bill?—Yes.

33,671. You agree with the Central Chamber to a counterclaim being scheduled. Will you give your reasons for that?—My reasons are that it should make the settlement easier, and that valuers and the tenant and the landlord should know exactly the position that they are in. I think that schedule pretty well covers everything. I do not agree altogether with the list in that schedule, the first item "Unduly mowing grass." I do not see why I should be restricted to how many times I should mow a certain field provided I supply adequate manure.

33,672. My question as to the whole of this schedule for landlords' claims for delapidations is this: whether you think that a schedule of this kind would be more convenient, or whether it would be better to let the landlord and tenant make their own agreements and to allow the landlord to recover up to the extent of damages under those agreements?—I think this would be simpler and more convenient; it practically covers everything.

33,673. The 11th section in the schedule is drawn by the central chamber and covers all dilapidations, and practically brings it back to the same point as before, does it not?—Yes.

Official arbitrators.

33,674. About your arbitration, you state that farmers were afraid of the term "land courts," they had an unreasonable fear of the little word. If you have an arbitrator elected in the district assigned to him practically you have started a land court for a great many purposes, have you not?—That you have, but personally I do not like the name of "land court." I should prefer to call it something else.

33,675. You do not allow him to fix rents except indirectly?—Indirectly he would no doubt, but directly, I do not think that the question of rents should be judicially fixed.

Tenure.

33,676. About the leases in your neighbourhood; have you any leases of the same nature as they have in Cheshire, the leases with breaks or power to give up?—No, I think not, the leases have become very rare at the present time.

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33,677. A lease starting at a fair rent with power to a tenant to give up a farm at reasonable notice would practically be a fixity of tenure in the best form, would it not?—Probably it might.

33,678. The object of such legislation as you contemplate protecting the tenant by compensation for disturbance, by compensation to the sitting tenant would be to place the tenant farmer as one who had a lease of that kind?—To a certain extent it would—to a large extent.

Farmers' capital.

33,679. (*Captain Owen Thomas.*) You say that farmers are generally short of capital in Shropshire?—I think so.

33,680. Is it because they have lost some capital lately, or did they start with insufficient capital?—The principal reason is because they have lost their money. There is no doubt a great many farmers commenced farming with inadequate capital, and that has been one of the reasons why they have lost what they had got.

33,681. What has become of the capital—in what way have they lost their capital?—They have lost it in their business—the business of farming.

Rents.

33,682. Do you mean paying too much rent?—Paying too much rent and they have received too little for for their produce.

33,683. Would you say that the land is suffering consequently?—There is no doubt about that in many cases.

33,684. Are farmers aware that they are paying too much rent at the present time?—They are aware of it, but they do not know how to alter it. They like to stick to the ship as long as they can, and for various reasons they do not want to leave their farms—perhaps they were born there.

Reduction of rent.

33,685. Has there been an agitation in your county for a reduction of rent?—No, there has not.

33,686. Have any petitions or something of that kind been got up?—No.

33,687. Have the farmers applied in any way privately?—The farmers have applied privately, and I must say this that the landowners of Shropshire have, as a rule, perhaps met them fairly, but I am afraid if things go on that the landowners will very soon be in as bad a plight as the farmers.

33,688. What do you mean by "fairly." You have just stated that the farmers are aware that they have been paying too much rent. That is not meeting them fairly, if they do not reduce the rent to what it should be, or what the farmer can make out of his land?—Well, of course, a good many landlords are not in the position to reduce rents as much as they would like to do. They have certain charges to meet and their hands are tied.

33,689. Do you think that the farmers should suffer for that?—Certainly not, but I am afraid they have to do.

The fixing of rent.

33,690. If farmers are of opinion that they are paying too much rent and the landlords think otherwise, how is the question of rent to be settled?—Well, it is a difficult question, but I think that it is a matter that you might legislate for.

33,691. How are rents fixed in your county, by the higgling of the market or otherwise?—It is generally a question of supply and demand. There is a farm to let, it is perhaps advertised and the rent is fixed so much. The agent or the owner asks so much rent, and some one makes him an offer, and if he considers it a fair offer and the man a suitable tenant, perhaps he is accepted.

33,692. Are the farms which became vacant now let for a reasonable and fair rent?—Some of the best farms which are in a good condition at the present moment command a good rent; but you will find that farms that are in a bad state are not so easy to let and the rent must be considerably lower than it would be if that same farm was in a good condition.

33,693. As to those farms which command a good rent is the rent above the value of the land?—Well it probably is more than the present prices of produce justify; but there is the fact.

Management.

33,694. Are the estates pretty well managed in Shropshire?—Yes, I think so.

33,695. They have experienced agents, I suppose?—Yes, they have experienced agents; there is generally an agent and a sub-agent on our large estates, and some of us think sometimes that the agent leans more to his employer, to the landlord, than to the tenant. Probably that is a part of his duty.

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33,696. Are the landlords and tenants on fairly good terms?—Yes, I think so.

33,697. What is the size of your farm?—261 acres.

33,698. Do you keep a farming account?—I do.

33,699. Has your farm paid you during the last seven years?—No, it has not.

Results of farming.

33,700. Have you been losing money?—I have been losing the last few years—the last six or seven years.

33,701. Will you keep it on if you still go on losing?—Perhaps I am fortunate in being in a position not altogether dependent upon what my farm does for me, and, therefore, I daresay I shall be very slow possibly to give it up.

33,702. But it would become serious to another farmer who is not in the position you are?—Yes, and they would have to give it up in time.

Low prices.

33,703. (*Mr. Everett.*) Do you think that any arrangement that can be made to better transactions between landlord and tenant can keep farming in a fairly prosperous condition, if on the whole the prices of produce get year by year lower?—Well I do not think it can, because if prices become so low that they cannot possibly raise the produce at a profit, it is a very bad look-out.

33,704. (*Chairman.*) I think you said you pay 30*s.* an acre?—31*s.* an acre.

Reduction of rent.

33,705. What has been the highest rent you have paid?—My rent was reduced about 5 per cent., my rent would be then 32*s.* 6*d.*

33,706. Not more than that?—Not more than that.

33,707. Then you have had a small reduction yourself?—I have only had 20*l.* in addition to the land tax which I used to pay and the moiety of the insurance.

33,708. What would that come to?—The land tax 4*l.* 13*s.* 6*d.* and the insurance was 2*l.* some odd, a little over 2*l.* Altogether I have had a reduction. My rent was 427*l.* 2*s.* 10*d.*, and I have to-day a reduction of about 26*l.* 10*s.* or 26*l.* 15*s.*, or something of the kind, including the land tax, &c.

33,709. That is a very small reduction?—Very small.

33,710. Would your farm let at the present rate to any other tenant?—I daresay it would.

Change in cultivation.

33,711. Have you effected any change in cultivation yourself?—I have spent a great deal of money on the farm and on the house.

33,712. I mean in laying down to grass, for instance?—Not in laying down to grass, you mean change in the cultivation.

33,713. Yes?—No. I have not effected very much change in the cultivation.

33,714. You still go on growing wheat?—I do not grow very much wheat now.

33,715. But you grow other corn?—Yes, other corn. I grow more barley and oats instead of wheat.

Reduced labour.

33,716. Has there been any reduction in the number of labourers on your own farm?—No. I have got about the same number I have had for many years.

33,717. And you pay them rather high wages?—I pay them higher wages than I did 15 years ago.

33,718. I mean in the neighbourhood, has there been a reduction in the number of labourers employed on the land?—I think there is, generally speaking, and the tendency is now to reduce the amount of labour.

33,719. Have you been able to effect any economies for the purpose of meeting the fall of prices?—I do not quite understand the question.

33,720. Prices you have told us were very seriously reduced. Have you been able to meet them in some way in other directions?—We have been able to use machinery of course, where we used to use hand labour, but in all matters of cultivation and other things we try to be as economical as possible. Of course we cannot make a very great deal of difference.

Rent on a sliding scale.

33,721. (*Captain Owen Thomas.*) What reduction ought there to be in the rent in your county?—Of course rent ought to be based upon the value of the produce. Some people would advocate a sliding scale for rent, but I am afraid it would be too complicated to work well. I do not think that I could advocate a sliding scale for rents.

The witness withdrew.

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Mr. Westley Richards called and examined.

33,722. (*Mr. Little.*) You farm for pleasure at Oakham, in the county of Rutland, I think ?—I call mine business.

33,723. I would put it that you do not farm to live by it; you are not dependent on farming for a living ?—No.

Farmers' accounts.

33,724. What is your great object in coming here to-day ?—To call the attention of farmers to the necessity of keeping accounts.

33,725. And is that particularly necessary in your opinion at the present time ?—I think that it is absolutely necessary for them to conduct their business in the same way as other producing industries conduct it.

33,726. Do you think they do not ?—In my district they do not.

33,727. Do you farm grazing land ?—I farm grazing land.

33,728. Feeding land of good quality ?—Yes.

33,729. You hire part of it ?—Yes, a small part of it.

33,730. And you own a part ?—And I own a part.

33,731. And you have carried this farm on for some years, principally, I understand, with a view to making yourself acquainted with the business of farming ?—That is so.

33,732. You have endeavoured to conduct your business on strictly commercial principles ?—That is so.

33,733. To make a profit, if possible ?—Yes.

33,734. And you have kept regular accounts ?—Yes.

33,735. And those accounts you are ready and willing to put before the Commission ?—Yes. (*See* Appendix II.)

33,736. They are given in great detail ?—Yes. Then the object I have in view is to call farmers' attention to the necessity of keeping some simple form of account in order to show them, when losses occur, *where* they occur, which their bankers' book does not show them. A receipt and payment account of the same kind as adopted by the Inland Revenue, but with rather more detail, is all that is necessary. Any farmer who can read and write, or a board school boy, could put down the receipts and payments every day. These must be balanced once a week or once a month, to see that there are no omissions. This would form a cash-book, and give a true history of all cash transactions, and from this a proper balance sheet could be made, either by a village schoolmaster, or, in case of large farms, by an accountant. In order to facilitate comparisons of farming operations in different districts, it is absolutely necessary that one uniform method of rendering such accounts should be adopted. Many farmers scarcely appear to have realised the great change that has taken place in all farming operations by free importations of foreign agricultural produce. They must follow the methods adopted by other producing industries, give up guessing, and watch figures. Good accounts are the life and soul of competition. Farming has become a very difficult business to follow profitably. A farmer's attention should be turned to diminishing the cost of production and increasing the quality of the commodity produced. Farm accounts are not so easy to keep as accounts of other producing industries, as the amount of agricultural production is so greatly influenced by the weather. This must always be the case. It is, therefore, necessary that an average of years should be taken, not less than seven or ten years. Good accounts are not a remedy for agricultural depression. They will only enable a farmer to know what he is doing, and those farmers who cannot make farming pay at present prices and under present conditions, should give it up.

33,737. Why do you think that the accounts should be of a uniform character ?—Because if you get half a dozen different methods of keeping accounts you cannot compare one with another.

33,738. You cannot compare them ?—Not without a great deal of trouble. I want to see a uniform system so that it can be carried on year by year, and so make a comparison in the different districts.

33,739. A comparison of the amount of produce ?—Yes.

33,740. And of the cost of production ?—Yes.

33,741. And of the different items of the cost of production, such as rent, labour, and other expenses ?—Yes; and those are all given in my accounts.

33,742. But this of course will vary with the different qualities and descriptions of land ?—There are no two farms alike, but still the accounts may be kept alike.

33,743. You are familiar with the form which the Ireland Revenue Department adopted ?—Yes, this is it (*handing in the same*).

33,744. What remark have you to make on that form ?—I simply want to put the details in. They put the total amount under each head. I want to put the details, because the details must exist in a receipt and payment account.

33,745. But the form is sufficient for this particular purpose, I presume ?—Sufficient for the Inland Revenue purpose.

33,746. It is sufficient for profit or loss, but not to show where the profit or loss occurs ?—My accounts give a valution of live and dead stock.

33,747. At the commencement and close of the year ?—Yes.

33,748. But probably you are aware that that is what farmers have said it was difficult to give ?—I do not see any difficulty about it.

33,749. But was it not regarded as a concession on the part of the Inland Revenue Department when they said that they would dispense with that ?—That was because farmers hardly keep any accounts.

33,750. That was a concession to weakness ?—Yes.

33,751. But you think it is necessary for a proper account to say at the beginning of the year what was in hand in the way of stock, and at the end of the year what was then left ?—I think it is necessary, and that is what I do. A valuation is made in the usual manner.

33,752. Your account differs from the Inland Revenue form in that it gives details, and that it adds a valuation at the beginning and end of the year ?—That is the only difference.

Receipts and payments on his own farm.

33,753. You have given here in full the actual receipts and payments on your own farm for three years ?—Yes.

33,754. And they are summarised, and the result is shown for the first year at page 7 (*see* Appendix II.) ?—Yes.

33,755. You give the number of acres, the rent, the labour, the profit, the gross returns, the capital employed per acre, and the total amount of these items, and both the amount of profit and per-centage which that profit pays on capital ?—Yes.

33,756. The whole farm is about 84 acres ?—Yes.

33,757.—A part of it being your own, and part of it rented. And the rent is 46*s.* for a part, and 50*s.* for a part; that includes the tithe ?—Yes.

33,758. It is entirely a grazing farm; the labour is shepherd's wages, and extra in hay making. In the first year it seems that you got a profit of 96*l.* on the 84 acres, and that was 8·39 per cent. on the capital ?—Yes.

33,759. Then the next year at page 13 (*see* Appendix II.) you have the same number of acres, the same rent, the labour practically the same, the returns per acre very much the same, 19*l*; the profit 28*l.*, or 2·72 per cent. on the capital. That was a less favourable year ?—Yes.

33,760. Well then I come to the third year; at page 17 (*see* Appendix II.) you give a summary and analysis of the accounts for the year ending April 30th, 1894. You consider that your grazing year begins on the 1st of May ?—Yes.

33,761. And the rent here is somewhat reduced; part of it is charged at 40*s.* ?—I knocked off 6*s.*

33,762. You were in a position to reduce your own rent ?—Yes, I found that I was charging myself too much.

33,763. And then the returns per acre instead of being 19*l.* odd, were reduced to 15*l.* odd ?—Yes.

33,764. And the total loss was 241*l.* 10*s.* 3*d.* ?—Yes.

33,765. And that is a loss of 23·72 per cent. on the capital ?—That is so.

33,766. That is in consequence of the disastrous grazing year of 1893 ?—Yes; it shows for itself. I generally get 5*l.* profit on my cattle; this year I got 6*s.* 8*d.*

33,767. On page 18 (*see* Appendix II.) if you look you give a summary account of the number of beasts sold, and the average gain for the grazing after the cost

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was paid, was 6*s.* 8*d.* each beast?—Yes, and the usual profit is 5*l.* per beast.

33,768. In the year before it was 3*l.* 9*s.* 2½*d.* Now the cost of grazing is made up of the rent and the expenses of every kind. It is entirely a grazing farm?—Yes.

33,769. (*Viscount Cobham.*) Is it a park?—No.

33,770. (*Mr. Little.*) It is pasture; the return was 4*l.* 12*s.* 11½*d.* the first year, per head of cattle; that is to say, the sum left after deducting the cost from the amount of sales. It was 3*l.* 2*s.* 9½*d.* the next year, and 6*s.* 8½*d.* for the last year?—In addition to that what I generally have is 120*l.* or 130*l.* of hay and those two items account for the whole loss.

33,771. It is a very striking instance of the effect of the season of 1893 upon your grass land, that whereas you had made a profit on the two previous years of rather more than 5½ per cent. on the average, you then in the next year lost 23 per cent.?—I lost 23 per cent. on the capital.

33,772. The total loss was 241*l.* 10*s.*; and the total amount of the rent, rates and taxes was 190*l.* 17*s.* 6*d.*?—Yes.

33,773. So that if you had paid no rent, or rates, or taxes, you would still have been a loser to a considerable extent in that year?—Yes.

33,774. And if you take the landlord's rent, leaving out the rates and other outgoings, you lost a year and a half of such rent in that year?—Yes.

33,775. But if you had been in the position of an ordinary tenant, and your landlord had wished to make up your losses, he would have had to sacrifice his whole rent, and give you a half year's rent beside. That was the effect of that year?—Yes.

33,776. But you maintain that is an entirely exceptional year?—Yes.

33,777. And from your own experience on an average of years a profit can be made?—A profit can be made.

33,778. And how can that profit be best made in your opinion?—I think almost everything depends upon buying in stores. I do not breed, I buy my stores in and everything depends upon buying in stores, and I will show you the system which I pursue.

His system of buying in stock.

33,779. Will you explain your own particular system of buying in your stock?—I have a purchase and sale account. Here is an instance: 16 Welsh runts cost me 17*l.* The carriage from Harborough and the commission adds about 10*l.* to it. I rest those beasts 10 days in order to bring them back to the original weight when they left their own farms when they weighed 78 stone 12 lbs.

33,780. You wait a fortnight after delivery, and then, the weight being ascertained, the cost is divided by the weight, and in this case they cost 4*s.* 5*d.* per stone live weight?—On an average of years they put on 22 stone; they put on 25 or 26 or 27, but they lose 5½ per cent. in going to London, and it is only 22 stone I have to sell and that is all gain.

33,781. That is the gain of live weight during the grazing period?—Yes, but it is not enough to pay me, I want 78 sixpences.

33,782. When you have got your 22 stone you cannot afford to sell that at the same price that the store cattle cost you?—No, outside that I want 78 sixpences.

33,783. Sixpence a stone higher price for your fat cattle than the store cattle cost, and you want 22 stone of increase in addition?—Yes.

33,784. You cannot buy them just at what price you like?—But I will not buy them if I have got to give more than the 6*d.*, which I know they will make. Some years I have sold at 4*s.* 10*d.* per live stone.

33,785. But you must buy them at market price?—I always buy them at the price I want them.

33,786. Supposing the price of meat is 4*s.* 10*d.* you would want to buy store cattle at 4*s.* 4*d.*?—Yes.

33,787. And that you can make a profit, except in a year when there is no grass, like 1893?—Yes.

33,788. That is the system you pursue, and which you would recommend to other farmers?—Yes. What happens is this: I buy my beasts always in March and April; farmers often put off their buying here till the grass comes; the consequence is that they have to give a great deal more than the things are worth.

33,789. You are strongly in favour of the weighing of both store and fat cattle?—Certainly.

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33,790. And you weigh yours regularly and register their increase?—Always, every 28 days.

Sale by live-weight.

33,791. And keep a watch on their progress?—Yes, and directly they stop gaining it is time to sell them.

33,792. Do you find that they are at all put out of condition by being weighed?—Not the least.

33,793. You were very active in persuading the Government and Parliament to legislate upon this subject?—I found that I could not make out a balance sheet without I had the facts as the basis of calculation, and the custom was to guess at the weight of carcase a fat beast would yield. It was not possible to put a guess into a figure.

33,794. But you knew the balance there was between the costs and the receipts, though you did not know what it was per stone?—But I want a fact as the basis of calculation, not a guess.

33,795. And in your dealings with the butcher you wanted the facts, I suppose?—I wanted to know the facts.

33,796. You wanted to know what you were selling?—The quantity I was selling.

33,797. And he did not care particularly that you should know?—I have not found any difficulty with the butchers.

Cattle weighing machines.

33,798. But taking the butcher ordinarily, he does not want to buy weighed cattle?—Of course he does not, because he knows that he buys the thing very much less than the weight that he estimates it at. What was necessary for me before I could make out an account was to keep the live weight as a basis. Well, before anything could be done it was necessary that there should be weighing machines in the market, and I got a Bill passed myself in 1887 to compel all markets to put up weighing machines.

33,799. Have you any remarks to make as to the way in which that Act has been carried out?—Since that Act was passed there has been a new kind of machine invented, a self-acting machine which only records in hundredweights and quarters, that is 28 lbs., and if it so happened that a fat beast weighs practically hundreds and one quarter, it is all right, but in 99 cases out of 100 it does not weigh that, and the consequence of that is that it gives a short weight, which is a false weight.

33,800. It might give 27 lbs. of live meat to the buyer?—In favour of the buyer and the dealer.

33,801. And 27 lbs. of live meat is worth something?—It is worth 4½*d.* a pound.

33,802. It would make a considerable difference and pay the carriage?—Yes; considerably more.

33,803. Do you think that such machines ought to be prohibited?—I think new machines for a valuable commodity like cattle or other agricultural commodities ought to weigh to 1 lb., with the customary allowance given in the instructions to inspectors.

33,804. The Board of Agriculture have the power of refusing to certify those machines, have they not?—It is the Board of Trade, I think.

33,805. There is a department for the purpose?—The Weight and Measures Act requires it.

33,806. And you would make it imperative on the Board of Trade to refuse their certificate to such a machine?—To a machine that did not record the weight to 1 lb., with the customary allowance.

33,807. The Board of Agriculture has to do with compelling markets to provide machines, has it not, and the Board of Trade has only to do with the stamping?—That is the Weights and Measures Act.

33,808. (*Mr. Giffen.*) The Board of Trade has a standards department as a part of its general function, but that has nothing to do with the special legislation for weighing machines in fact?—Quite so.

33,809. (*Mr. Dalton.*) The central department for the Weighing Machines Act is now the Board of Agriculture; it used to be the Local Government Board, but their powers were transferred to the Board of Agriculture, and the Board of Agriculture now is the authority?—I believe so.

33,810. (*Mr. Little.*) Whatever the department may be, would you call upon them to insist upon a machine not

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being certified that does not weigh down to 1 lb.?—Down to a pound, but there is an allowance.

33,811. For deviation or error?—A customary allowance. In any case, for instance, they paid what they call a surprise visit the other day, and my machine has been up seven years; for its age and capacity the customary allowance would be about 6 lbs.

33,812. The county inspectors of weights and measures in examining machines give them a certificate when they do not vary more than a certain number of pounds?—Yes.

33,813. And your machine might have been allowed a variation of 6 lbs., but it had only a variation of 2 lbs.?—Yes.

33,814. After being in use seven years?—Yes.

33,815. (*Viscount Cobham.*) What does it weigh up to?—Eight tons; it is a steelyard machine.

33,816. (*Mr. Little.*) You think that what you have provided for yourself is a machine which the local authorities might be compelled to provide for use?—I think so.

33,817. Have you any other remarks to make on the subject of weighing of cattle?—No. Of course, I have said that I do not think that those machines ought to be stamped that do not record as low as 1 lb. It matters very little in large machines where they are sold in tens or 15 or 20; or in America where they are sold in 50 or 60—it matters very little the 28lbs. But where you have a fat beast weighed one at a time it is of very great importance.

Agricultural Holdings Act.

33,818. You have some suggestions to make as to the amendment of the Agricultural Holdings Act, have you not?—Yes. The Agricultural Holdings Act is said not to work in a satisfactory manner. A tenant under the Act upon quitting his farm can make a claim for unexhausted improvements, such as cake consumed on the land, or any other scheduled improvement, and a claim for waste, deterioration in buildings, gates, cross-cropping, and other matters can be made by the landlord which sometimes amounts to more than the tenants claim for improvements. I think it would be more satisfactory if the state of the buildings and condition of the farm at the time the tenant entered upon occupation, was taken and recorded by competent valuers, and in case of any disagreement arising, an umpire to be appointed in the usual manner. A signed copy of this record to be held by each party to the contract, no money to be expended in improvement on buildings, drainage of land, &c., for which any claim may hereafter be made to be carried out without the written consent of the landlord. Any claims that are to be made by either landlord or tenant to be made on a specified day in writing signed by both parties, if such claims are not then made, the claim to be invalid. The date specified might be the one on which the tenant leaves (enters upon) the farm. The tenant on quitting his holding to be bound to leave the farm in as good condition as when he entered upon the occupation of it, and if the condition of the land was improved to receive compensation for improvements but if deteriorated, the landlord to receive compensation fer deterioration. It would of course be necessary for the landlord to have a watch kept upon the cultivation of the land to see that it was not being run out and deteriorated, and also to have the power to dispossess the tenant in case of such deterioration, at a shorter notice than specified by the present Act, say one year in place of two. The above suggestions for an agreement would require to be put in a legal form.

33,819. The first point is to have a record of the condition of affairs on entering?—Yes.

33,820. You are not in favour of allowing the tenant to make whatever improvement he pleases without the consent of the landlord?—No, not if he intends to claim compensation for those improvements.

33,821. You think that the claims of the landlord and tenant should be made at the same date?—They should be made on the same day.

33,822. And that the tenant should be bound to leave his farm in at least as good condition as when he entered?—Yes.

33,823. But if he has improved it he is entitled to compensation?—Yes.

33,824. Those are the principal points?—Yes; and that a provision should be made for each person to appoint an assessor of the condition, and if when leaving there was any dispute, instead of the tenants going to law they should appoint an umpire and abide by whatever that umpire determines.

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33,825. Would you give any appeal from the arbitrators or their umpire?—No.

33,826. This is dealing with the questions of dilapidations or improvement as a result of a comparison of the records, and then a balance to be struck, I understand. You are dealing entirely with the claims for dilapidations, or for improvements during the term of holding?—Yes, during the holding.

33,827. You would strike a balance between the improvements and deteriorations, and hand over the money to the party to whom it was due?—Yes.

33,828. You do not touch the question of the ordinary tenant right as to crops and manures, and all that?—No, the object is, to get tenants to improve the land rather than to deteriorate it.

33,829. Mr. Lambert wished me to ask you whether you lived out of the farm besides that profit that you made?—No; you will find in the accounts what I take for the farm, and I pay it all. On page 17 (*see* Appendix II.) you will see "farm produce supplied to house and stables"; the details are given.

Profits on his own farm.

33,830. (*Mr. Lambert.*) How do you expect a farmer to live? Your system of book-keeping has not given you sufficient profit to enable the farmer to live, and get a decent return for his money?—Take an average farmer—with about 80*l.* a year. I can give an instance where a certain number of gentlemen have found capital for farmers who have not had sufficient capital for their farms—a certain number of gentlemen have found capital and put in a manager, and told this manager that, "Unless you can make 5 per cent. of this "capital you will go, and I shall get somebody else "who will do it." In this case there are seven years; it is a co-operative farm, under the Limited Liability Act, and in this case they have made 8·4 per cent. on an average for seven years, and that is owing to good management.

Profits on a co-operative farm.

33,831. When did those seven years begin?—From 1887 down to 1894. That shows you what good management can do.

33,832. (*Mr. Gilmour.*) Was that dairy farming?—No, it was a mixed farm of about 606 acres.

33,833. (*Mr. Little.*) In what part of the country?—In Lincolnshire, at Ormsby. It is a limited liability company, and these accounts are all published.

33,834. (*Mr. Lambert.*) In this case in 1893 they made 4·69 per cent., and in 1894, 4·22 per cent.?—Yes, those were two bad years; two of the worst years.

33,835. But that would not tally with your own experience, for you made a loss of 23 per cent.?—But I do not think that is the same year. My loss is 1893; up to the 30th April 1894.

33,836. They are here in this account, 1893–4?—Well then, all that I can say is, that they were much better off than I was, but I mean to go and look at the farms. There would be plenty of capital forthcoming if you can get 5 or even 4 per cent. for the money. And there are several farms, Lord Kintour has got one in Scotland, a very good farm, and he is trying to do the same thing; Lord Spencer has got another.

33,837. (*Mr. Dalton.*) What is the rent of the Lincolnshire farm; you have charged a very high rent?—I have reduced it, because I found it too high last year.

33,838. Is it not a very high rent to charge; there is no farmhouse?—There is no farmhouse. I took it upon the annual letting. We let the grazing by auction and it was 1*l.* 17*s.* per acre.

33,839. (*Mr. Lambert.*) Do you know how the rent is regulated upon this farm?—That is one of those farms, which is let on a corn rent; I do not at all agree to that; I do not think it is possible; it has been tried over and over again, but in every instance it has been given up.

33,840. Because this farm in eight years has paid 1*l.* per acre, and in 1889, 16*s.* 3*d.*, and in 1891, 26*s.* 7*d.*; and now it has come back to 18*s.* 8*d.*?—Yes, it has been regulated by the price of produce. It is a thing tried constantly, and always given up; farmers do not like it. They do not know till the year after what they have got to pay.

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Block tests.

33,841. (*Mr. Little.*) You have made some estimate of the error that farmers fall into as to the value and weight of their cattle, have you not?—Yes.

33,842. And you put in some statistics?—It is all here; out of 2,801 farms, the errors between the highest and the lowest was 24 stone, 6 lbs., and 9*l.* 8*s.* 3*d.* in money.

33,843. The variation between the highest guess and the lowest was 24 stone of meat?—Yes, of meat. I got these accounts from the secretaries and all these are guesses at what are called block tests.

33,844. Are all these guessing competitions published in the book which you have distributed to the Commissioners?—Yes, and the butchers' guess was just about twice as good as the farmers.

33,845. The average variation in the case of farmers' estimates was 21 stone, 7 lbs.; and in the case of the butchers' it was 11 stone, 4 lbs.?—That was the second lot of farmers' guesses, 21 st. 7 lbs. (14 lbs.), but the first lot was that 24 stone 6 lbs.

33,846. In one table the average variation was 24 stone, 6 lbs.; and the next was 21 stone, 7 lbs.; and in the butchers' case it was 11 stone 4 lbs. Do you know whether it was attempted to obtain guesses from competent people?—They would not have paid for their tickets unless they thought they knew something about it.

33,847. They were judges of their own capacity?—They thought that they were.

33,848. Enough to make a guess?—Yes, or they would not have bought a ticket.

33,849. It was not a sort of sweepstakes for a prize?—I believe there was a prize in some cases. There are all the details of every one of these cases set out in the book, pages 6, 7, 8, and 9.

33,850. In some cases there was a very large number of estimates?—In some cases a very large number; 176 farmers made an estimate, and then you have recorded the actual carcases weighed, and the highest estimate and the lowest estimate. That is all that I have been able to get.

33,851. And in your proof you say that a great many people who think themselves capable of estimating weight are proved to have no idea about it?—They do not know anything about it, and therefore there is a competition for rents by people who do not know the value of the commodity they produced, and therefore it is of no use, that competition price does not show what the rental of the land should be.

Landowners and practical farming.

33,852. Have you anything else you want to bring before the Commission?—I think that it would be very desirable for all landed proprietors to occupy a certain quantity of land in order that they might understand the business of a landed proprietor; they must not be pleasure farms, but business farms, and if they did that I think they would be able to show the tenants how to keep accounts.

33,853. And they would sympathise with their tenants?—I think they have no other way of fixing what a rent should be, unless it is the keeping of accounts.

His system of fattening bullocks.

33,854. (*Viscount Cobham.*) You keep no sheep on this land?—No, sheep are very bad for grazing bullocks; they eat all the heart out of the grass.

33,855. You call it good bullock feeding land?—It is not first rate.

33,856. (*Mr. Little.*) It requires some cake?—It is good in May, June, and July. They do well in those three months, and put on more live weight than later, and on the 1st August I give 8 lbs of cake per day in order to finish them.

33,857. And they all finish from grass?—Yes.

33,858. You never house them?—I have got no place to feed cattle in the winter.

33,859. And what do you put on in winter?—I buy a few stores to clean up some rough grass if there is much left.

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33,860. (*Viscount Cobham.*) You buy them before your grass is grown in order to get them cheaper?—I buy them in March and April. I have got three acres of arable land, and on that I grow mangolds, and if I buy beasts in March or April, I give them a few mangolds per day, and 4 lbs. of decorticated cotton, and that keeps them to the weight they are when I buy them.

33,861. Till the grass is grown, in fact?—Yes, and on the 1st May they are turned out, and they get their own living in May, June, and July, and they put on a great deal of weight; they put on an average of about 2 lbs. a day; that is an imperial stone a week.

33,862. By what time have you finished them generally?—What I do is this. I sell to one or two butchers, and I find out from them what it is they want. My butcher says, "I want a beast to dress, to yield 58 per cent. of carcase," and I do not send him these beasts, until I know they do that; and in the case of Welsh runts, I am content with 58 per cent, because they have got very thick hides, and it adds to the weight of offal, and hides are very valuable.

33,863. What is the average cost of their keep?—It varies. I have sold a quantity at 4*s.* 8*d.* live stone, and those beasts have dressed to 58 per cent. or a little over.

33,864–5. And you bought them last March?—Yes.

33,866. (*Mr. Little.*) Do you remember what they cost you per stone?—4*s.* 0½*d.*

33,867. Then you got your 6*d.*?—Yes; and rather more.

33,868. You got 7½*d.*?—Yes.

Cattle weighing machines.

33,869. (*Viscount Cobham.*) Should you recommend farmers to provide themselves with weighing machines?—I have no doubt it would pay them to do it. A great many farmers are doing it in Scotland, very few in England.

33,870. Weighing up to what amount in weight?—I think a farmers' machine to weigh one beast would be enough, say 120 stone, and costing 20*l.*

33,871. But that would not take a cart?—Any machine for a village should be able to take a cart, also a waggon, and that would cost 70*l.*, the same as the railway machines. The railway machines are, I think 9 ft. by 7 ft. and they take a waggon, but you want a machine for a village to take a waggon, because you weigh coals, and straw, and hay, and all those kind of things.

33,872. But you can get a machine weighing up to three tons for very much less than 70*l.*?—I do not think you can get a railway machine for less.

33,873. (*Mr. Little.*) But what does a small machine for weighing cattle cost?—20*l.*

33,874. (*Viscount Cobham.*) But a machine say for a hundred acre farm need be only a machine for weighing a beast?—I think that would be quite enough.

33,875. And about 20*l.* it would cost, you say?—Yes; there are machines made for less, and one maker would make them for a good deal less if the farmers combine and give an order for a certain number.

33,876. (*Mr. Clay.*) Are not some machines made for about 12*l.*?—There may be a machine for a cart, only just to weigh the wheels, and a leg to prop the shaft up; it may be that, I do not know.

33,877. But any joiner can make a cage for the machine?—It ought to be iron I think, it is so much easier to be moved. Mine is not, I have got a wooden one myself, but I think that it ought to be iron.

33,878. (*Mr. Dalton.*) Do you think it would pay to provide one of those farmers' machines for every village?—It very much depends upon the village.

33,879. Well, for a good many parishes?—I think it would.

33,880. Should the parish council have power to provide one, or do you think that the farmer should provide it for himself?—The farmers, as a rule, in England are very much against weighing; they say, I understand, it is an insult to say we want to weigh our cattle. But in Scotland it is very much on the increase.

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Sixty-first Day.

Friday, 9th November 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
The Right Hon. Baron Rendel.
The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Charles Isaac Elton, Esq., Q.C.
Captain Owen Thomas.
Francis Allstone Channing, Esq., M.P.

John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., *Assistant Secretary.*

Mr. A. Arnold.

Mr. Arthur Arnold called and examined.

Mr. A. Arnold.

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Free Land League.

33,881. (*Viscount Cobham.*) You have been President of the Free Land League since its formation in 1885, I believe?—Yes, and I may add that it includes more than 130 members of the Legislature, that is, of both Houses. I should like to say that, although I am requested by the Executive Committee to attend here to-day, yet I do not feel qualified to speak for anyone but myself.

33,882. You have for many years given much attention to all questions relating to the tenure of land in connection with agriculture?—Yes, I have.

33,883. And you wish to show that the objects of the Free Land League bear directly upon the present depressed condition of agriculture?—I think they have an important bearing upon that question.

Accumulation of land on large estates.

33,884. Perhaps you will explain that in the course of the examination. You are prepared to give figures as to the accumulation of land on large estates?—Speaking first of the United Kingdom, it appears from the most trustworthy evidence available, which I suppose still remains that of the return obtained by the late Lord Derby in 1874 and 1875, that in the United Kingdom there is upon 52,000,000 acres, no estate smaller than 1,000 acres, and that 525 members of the House of Lords hold fully one fourth—more than one fourth—of the land of the whole country. Turning to England and Wales, it would appear that while the total area of England and Wales is about 37,000,000 acres, the owners of estates of 1,000 acres and upwards are returned as 5,408, and the extent of land held by them, exclusive of the metropolitan area, of waste land, of woods and forests, other than saleable underwoods, amounts to 18,695,528 acres. But in that return, which is sometimes very fallacious—of its errors, I will give an example in the following instance—there are four peers returned as 44 landowners, and one, the Duke of Bedford, is returned as 10 landowners, so that I think it fair with regard to England and Wales, to say that about 3,500 own fully two-thirds of the whole of the country; and I will put it shortly that in England one-third of the land is held by 750 persons, and two thirds by 3,500 persons. Of those 52,000,000 acres of the United Kingdom, I believe that the greater part, and not only the greater part, but that nearly the whole area, is under the disability of settlement. And certainly there is a great portion of the country, a large portion of the small remnant of the country, in smaller estates which are also settled, so that it could be hardly an extravagant statement to say that in the United Kingdom there are something like 52,000,000 acres of settled land. That I think to be a very great evil, and indeed the protection of large estates by the practice of settlement gives rise to many evils. It promotes the accumulation of land in large estates; it prevents the wholesome operation of the law of insolvency upon those estates, because the settled land does not pass to the assignee in bankruptcy; and it also impedes the establishment of the best system of transfer by the limitations which are involved. But I further think that the settlement of land, and the accumulation of land in large estates is very injurious to agriculture, because it tends to prevent the multiplication of energetic minds given to the cultivation of the soil. I think experience shows that men will not give the utmost of their ability to cultivation unless they have a certain fixed tenure, and a strong hold of the land; and that, the system of settled estates—the accumulation of land in large estates—tends to prevent.

33,885. With reference to the figures you have given to us, you will admit that they are very largely speculative?—No, hardly that; they are obtained by myself very carefully from the returns.

33,886. From Lord Derby's Blue Book?—Yes.

33,887. Was not that an exceedingly inaccurate document?—I have stated that it was very inaccurate in one particular—that four peers were returned as 44 landowners.

33,838. And countless mistakes were made in other directions, in all probability?—I do not think that the matter I have given is open to that; I see no reason for saying that the figures are not fairly trustworthy.

32,889. In some instances persons would be credited with more land than they have, whereas in other instances, such as you have mentioned, they have split it up into 44 personalties. For instance, I am credited with a considerable estate in Herefordshire, which has no existence whatever?—That may be so.

33,890. (*Mr. Little.*) On that point, might not a trustee for several individuals be put down as a single owner?—That would be possible.

33,891. (*Viscount Cobham.*) However you quote the Blue Book for what it is worth?—Yes.

33,892. (*Mr. Channing.*) May I ask you to repeat the figures you have given; I think you said there were owned by how many persons?—I said from that Blue Book that it appeared, and the statements do not invalidate the book in this respect—that one-third of the land of England was held by 750 persons, and two-thirds were in the hands of 3,500 persons.

33,893. (*Mr. Giffen.*) Would it not be the correct thing to say that one-third of the country is nominally owned by 750 different ownerships, but as to the number of persons you have no information?—Well, when I speak of owners I mean limited owners. In most of these cases there is a limited owner.

33,894. Are you not speaking of ownerships and not of owners, because one of the ownerships might represent half a dozen persons or more?—The nominal ownership of settled land is generally in the tenant for life.

33,895. It may be in the hands of trustees?—It may be; there would be one person generally in the enjoyment of the land.

33,896. But if there is a tenant for life it does not show all the people interested in the land; it is not ownership really?—No.

33,897. (*Viscount Cobham.*) But whatever deductions are made, you consider it established that property in land is not nearly sufficiently distributed?—Not nearly sufficiently distributed.

Law of settlement and entail.

33,898. And you would abolish the law of settlement and entail simply because it protects that existing system?—Because it protects the estate against the wholesome operation of insolvency, and because it impedes the possibility of the best system of transfer.

33,899. What course would you recommend for carrying out your views?—Essentially, and to go to the heart of the matter, it would be necessary that, as in Germany, for example, 12 years of undisputed occupation with *primâ facie* evidence that the ownership had a legal commencement should entitle the owner to an absolute title. What I should like in England would be 10 years of undisputed possession with *primâ facie* evidence that the possession had a legal commencement as entitling the owner to an absolute title, an indefeasible title.

33,900. You mean 10 years beneficial possession?—10 years beneficial possession, undisputed possession, actual possession.

ife l enancies.

33,901. That is to say, in other words, you would abolish life tenancy?—It must be, because it may continue the disability for 60 or 70 years, that is for six years after the life falls in.

33,902. Do you apply this to all land, or only agricultural land?—To all land, but I thought we were speaking generally of agricultural land.

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33,903. What other alteration of the law would you suggest?—Incidentally, to pass shortly over the objects of the League, we propose to abolish the law of primogeniture, which never operates except to work injustice, and we think perhaps, if that law were abolished, that the practice would be less observed than it is now. We also propose, and in order to obtain the best system of registration of title, we are anxious that one system of tenure should generally prevail, and that should be freehold tenure. With that view we propose the abolition of copyhold and customary tenure. I remember Sir James Caird spoke of them as "injurious and obstructive," and as "a species of control, worse than double ownership."

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33,904. Are you aware whether copyhold tenure is favoured by copyholders or not?—I think some of them are not aware what advantages accrue from a better system.

33,905. It is a simple system?—It is a very simple system, and in the best examples it somewhat resembles a system of registration of title. Sir James Caird recommended that copyhold should be abolished in 30 years. I am in favour of a law which should declare that after a certain period all copyholds should become freeholds. Sir James Caird suggested that the period should be 30 years, I think that that is greatly too long, and that five or perhaps ten—I should prefer five—would be sufficient.

33,906-7. A Bill was brought in to provide at the next surrender of every copyhold tenancy there should be a compulsory enfranchisement. Do you consider that that would meet your views?—That passed some three years ago?

33,908. It was not passed?—I do not think it would meet my views. It might prolong the great disadvantage of the system of tenure which in many cases is objectionable.

33,909. You consider that a period of five years would be better and would work no injustice?—I think there would be no substantial injustice if five years were fixed.

33,910. You would prohibit the settlement of land upon unborn persons?—Most certainly.

ompulsory istration title.

33,911. What information have you to give us with regard to the registration of title?—Since 1870, I think five Lord Chancellors have introduced Bills dealing with this subject, all of which had the feature of compulsion, but none of which has obtained a very large measure of popular support. I attribute that mainly, perhaps to the fact that these Bills offered no sufficient advantage to the landowner in return for the requirement of compulsion. They offered him three forms of title, possessory, qualified, and absolute; and I think, without distinction of political party, that suggestion has been mainly carried through all the Bills; and possessory title does nothing whatever to relieve landowners from the possession of deeds, from the custody of deeds, or the cost of dealing with them, and in fact, enhances the cost of transferring his land. It has seemed to me absolutely necessary for the fair advantage of the landowner that if we require compulsion in registration, we should give him a substantial advantage. Therefore, what I want to get to is this: that when compulsion operates with regard to the registration of title, it should always be accompanied by the giving of an absolute and indefeasible title. That would be practically impossible under existing circumstances, because, to take only the case of building societies, in which there are 600,000 members—to compel everyone of those persons to go through the cost and trouble of acquiring the absolute and indefeasible title would involve them in such heavy expenses that it would be opposed in every direction. Therefore, what we require is such an amendment of the law as I have previously suggested, say that undisputed possession for 10 years with *primâ facie* evidence that it had a legal commencement, should entitle a man to an absolute and indefeasible title. We want the law relating to limitations so amended that we believe, in practice, there would be few or no bad titles; few titles that could not be accepted; and we should like compulsion to operate in the first case only, in the sale and transfer of freehold land, so as to limit reasonably the business of the department, and not to impose, say, upon mortgage or leasing the heavy cost of the investigation of title. If the law were amended in these directions so as to make the limitation over a comparatively shorter period, and the compulsion were limited, in the first place, to the transfer of real estate, the fee simple title, we believe that there would be no substantial difficulty in the operation, for the dealings would not be too numerous to cope with; and we should then desire that registration of any inferior interest, whether of mortgage, or lease, or otherwise, relating to the land upon the register should also be compulsory.

33,912. Where would registration come in under that system?—Under that system it would be compulsory upon the sale of freehold land only, and then the root title being on the register in the case of this freehold it would be compulsory upon any subsequent dealing with the land.

33,913. There would be no compulsory registration before the next devolution of the property?—There might be registration of a possessory title. But it should be compulsory to have an indefeasible title upon sale or transfer, and that the law should be so amended.

33,914. It would be compulsory at that stage only?—At that stage only.

33,915. But permissible at other stages?—There could be no objection to entering the possessory title when he was not going to sell. I want the landowner to obtain substantial benefit. Now he is compelled by the Bill lately before Parliament, introduced by the present Lord Chancellor, to obtain registration. His solicitor would naturally advise the cheapest form in the possessory title, which would still leave the deeds in the solicitor's hands. The landowner obtains no better price, of immediate benefit he obtains none.

33,916. How would you provide against frauds?—I would have insurance upon the transaction. Experience shows in Australia—I believe there is no insurance fund in Germany—but in Australia there is an insurance fund of one half-penny per cent. or something of the sort, and the fund accumulates. In Germany the fees are available for any case of the sort, but from all experience, frauds are extremely rare, and much more difficult to carry out than under the present system of conveyance by deed.

33,917. Would not frauds be comparatively easy in England, having regard to the complexity of title?—I think very much less than under the present system.

33,918. I mean as compared with other countries?—No, I should think not.

33,919. What they have done to provide against fraud would be sufficient here, would it?—Yes, because the sales of land in England are so few, and changes of ownership certainly as compared with other countries in the world are much more rare, and, therefore, the titles would be more simple.

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33,920. Have you anything further to add about the Land Transfer Acts and the registration of title?—No, I should be happy to answer any question where my statement has been imperfect.

Settled Land Acts.

33,921. Have you considered that facilities for the sale of encumbered settled property would be beneficial?—I have long thought that desirable. Under our present system of law it would be especially desirable, because many estates are held by insolvent proprietors.

33,922. Do you not think that Lord Cairns's Act has had a considerable effect in that direction?—I cannot say that I have observed that effect.

33,923. Has not a large extent of settled land been sold under the provisions of that Act?—So far as inquiry leads me to form an opinion upon this subject not many estates have been transferred under that Act, and the greater bulk of the land has passed from one settlement to another.

33,924. There are no official figures upon the subject?—I think there are no figures on the subject.

Operation of the suggested legislation on agriculture.

33,925. Do you consider that the legislation that you have been describing would operate beneficially upon agricultural depression?—Yes, in this way. It would, in the first place, be a great advantage to all existing landowners; it would enable them to obtain a higher value upon the sale of their land; it would give to all classes who were inclined to purchase land thorough confidence in their dealings with it, and the transfer would be less in cost and more prompt in action, and the possession of land by a larger number of persons would bring what, with regard to agriculture, is most desirable—it would bring the effective energy of a very large number of minds to deal with the land for its productive advantage. In this period of depression what we most need is the active interested energy of proprietorship, and that should be given to a much larger area of the agricultural land. Without suggesting that that would be an effective remedy for depression, it does, however, seem to me to be a great advantage in that direction.

Economical position of large and small holders compared.

33,926. As to the breaking up of large estates into smaller ones, we have not yet found from the evidence here that the small landowners or cultivators of the land are in a position of any greater advantage than the larger ones in the present crisis?—If you wish my opinion, I think it would be very difficult to ascertain that, but I suppose it would be admitted that we could produce cases probably in every county in which the smaller cultivator of land had been much more successful than the larger cultivator. That would be my own experience from observation.

33,927. You have not inquired particularly into that point, which is of great importance, of course?—I have noticed the reports from some allotments and some small holdings of the very large crops upon small areas of land such as are not equalled by the cultivation of a larger area. But I am not here to say that all occupations of land should be small. I think many parts of the country are unsuited for it.

33,928. You do not hold the view that the economical position of small holders is any worse than that of large holders?—Certainly I think the small holder is generally better off.

33,929. (*Mr. Lambert.*) In proportion to their means you think that?—In proportion to their means.

Common rights.

33,930. (*Viscount Cobham.*) Are you of opinion that further legislation with regard to commons is desirable, and that popular rights generally, over land and water, require more protection?—I think the general preservation of public rights in common and waste land has been very much greater of late years in the absence of law than it was formerly. I remember very well Mr. Fawcett commented on a Bill that was introduced into the House of Commons in 1871, proposing to enclose 7,000 acres of land, of which, if I remember rightly, six acres were devoted to allotments, and about seven or eight acres to recreation ground. Such a proposal is impossible in the present day, owing to the change of public opinion, but I think it would be desirable in regard to the remnant of common land that some legislation should be proposed.

33,931. Enclosure is not now possible without the consent of Parliament?—I am aware of that.

33,932. In fact the enclosure of commons has practically ceased?—It has practically ceased.

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33,933. Are you in favour of the enfranchisement of long leaseholds?—I will not refer to the town holdings question, but with regard to agriculture I think it would be certainly desirable that a tenant should have the power, under equitable conditions, of enfranchising long leaseholds. It all tends to give greater security in his occupation.

Enfranchisement of leaseholds.

33,934. Speaking of agricultural land, what do you mean by long leaseholds?—That is the question, what one would mean. Some people have advocated 20 years. That seems to me a short time to obtain compulsory enfranchisement. I would call a long leasehold 50 years.

33,935. Is there such a thing as a 50 years' leasehold held by the cultivating tenant of the soil?—Yes; my memory serves me with instances of the Charity Commissioners having land in the neighbourhood of towns, and small holdings, where the reversion comes to the Charity Commission in about 50 or more years, and I have no doubt that there are very many cases throughout the country. But, however, the opinion of Parliament might vary upon that, and might call it 20 years. I have not been able to accept 20 years as a long leasehold.

33,936. Would not it practically come to this, that landlords would not grant long leases unless they wished to sell?—I have known cases where the Charity Commissioners expressed an opinion that they were entitled to exceptional terms in selling long leaseholds, and were not so anxious, both on public and private grounds, to enfranchise on fair terms.

33,937. You are probably thinking, in connexion with this subject, mainly of public bodies?—I am thinking of public bodies, of course.

Security of tenure.

33,938. Have you any specific recommendations with regard to the amendment of the law of landlord and tenant?—I would only deal with one, and that would be to give the tenant better security in his holding. In one direction especially he ought to have better security against any future rise of rent.

33,939. Is there any particular scheme that has been formulated to which your society have given their approval?—I believe they have generally approved an amendment which I myself introduced into the House of Commons in 1883, when the Agricultural Holdings Act was before Parliament, proposing to omit the words, "On quitting his holding." That would have made the notice of raising rent to the tenant, practically a determination of the tenancy, and would have entitled him to receive any compensation that might be due to him upon the receipt of that notice.

33,940. Sir James Caird suggested something of that kind?—In concert with Sir James Caird I introduced it, but I was largely defeated then.

Land purchase.

33,941. Are there any other means which you wish to suggest for promoting the acquirement of land by the people for residences and cultivation?—I should like to see, under equitable conditions, a system of land purchase established in this country with a larger scope than has hitherto been adopted, and which, while acting something on the system adopted in Ireland, would apply to a holding not exceeding 50*l.* a year.

33,942. Do you think that that would largely operate as respects agricultural land?—I do not think it would at present. But under altered conditions of the law, such as I have previously suggested, there would be, I should hope, a gradual, and in the end, a very signal alteration, in the distribution of land.

Glebe Land Act.

33,943. How does the Glebe Land Act work, in your opinion?—It seemed to me to be the first attempt made in this legislation. I allude particularly to the eighth clause of it to distribute lands of a quasi public character among those who could engage in the operative ownership of the land. But, as the Commission are aware, that has not been the operation of the Act, and although some—probably between 100 and 200—glebe lands have been sold under its operation, not one acre of it has passed under the direction of the eighth clause. I should like to see a very much larger dealing with glebe lands. There was in 1886, I think, a return issued by the House of Commons, showing that the glebe lands of the country amount to about 650,000 acres, and those lands are very widely distributed, perhaps more widely distributed than any other form of public land. The clergy, as shown by the Assistant Commissioners under the Duke of Richmond's Commission, are not generally very good cultivators; indeed the evidence

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of those practical gentlemen is, that the glebe lands are the worst cultivated lands in the kingdom; and for that and other reasons there could be very little doubt that the clergy would not be unwilling to part with their lands upon equitable conditions, and I think, so far as the interests of the Church are concerned, would be benefited by an exchange of this land for money—Consols. These lands and other lands of a similar public character amount to, altogether, as was shown by the return issued, I think, some 10 years ago—nearly 10 years ago—upon the motion of Mr. Firth, that lands of this character amounted altogether to about 2,000,000 acres. I should like to see those public lands placed by the authority of Parliament at the disposal of the county councils and other local authorities; or, if Parliament in its wisdom thought it would be more operative, then by a special commission. And I should like in that connexion to say that I remember a public Bill dealing with those interests by Lord Randolph Churchill in 1884; it was called the Mortmain Law Amendment Bill. It contained three provisions: (1) Power for persons having the management of lands in mortmain to sell within 10 years; (2) at the end of 10 years, if unsold, the lands to vest in the Land Commissioners for England and the Irish Land Commissioners respectively; and (3) the Land Commissioners for England and Ireland to sell as they shall think fit, with powers of management in the meantime. That shows that such a proposal has some support at least, from both sides of the House of Commons. It does seem to me that no land could be so advantageously and effectively placed at the disposal of local authorities as these public lands. This would involve the least amount of friction and trouble with regard to compulsion; and for these and other reasons, seeing that they are also very available, and that powers of exchange could be given to the local authorities which would enable them, in exchange for the glebe or other public land, to obtain lands perhaps more suitable. I think a very large breadth of land, without creating friction or objection on the part of any one class in the country, might be obtained, and pass gradually into the hands of more productive cultivators.

33,944. Is not it a fact that the Glebe Land Act enables public bodies to deal with the incumbents for the purchase of their glebes?—Yes, but under the existing arrangements that has not proved successful or operative, and I think, as a matter of fact, the glebes sold have generally been annexed to large estates and passed under the disability of Settlement.

Disposal of public lands.

33,945. There is a disinclination on the part of public bodies to make use of their powers then?—I am anxious to prevent and would have strong measures to prevent the passing of public lands into settlement and into large estates. If they are dealt with at all they should be dealt with for the general advantage of the people.

33,946. (*Mr. Little.*) What public bodies are you including in your description?—Colleges, hospitals, corporations, and the Crown, except, of course, as to those lands devoted to Royal dignity, to public recreation, and public offices. When I speak of the Crown lands I mean the agricultural land.

33,947. Would you include the Ecclesiastical Commissioners?—Yes, certainly.

33,948. And all charitable trusts?—And all charitable trusts.

33,949. (*Viscount Cobham.*) You would prevent these public bodies from re-selling their land to private persons?—I think the land should be taken, as Lord Randolph Churchill's Bill proposed it should be taken, by public authorities.

33,950. And retained in their own hands?—And retained in their own hands or disposed of. I think Lord Randolph Churchill suggested the Land Commissioners. I think now we have set up county councils—and district councils—it would not be possible to ignore the local authority; it would be better to deal with them. But the lands which the Honourable Commissioner asked me about are generally set out as amounting to 2,000,000 acres altogether, principally of the best land of the United Kingdom. They are generally set out in the return obtained by Mr. J. B. Firth, the late member for Chelsea.

33,951. Does that include the Crown lands?—Yes, I believe the agricultural lands of the Crown are about 70,000 acres.

33,952. (*Mr. Little.*) And your proposition is that this public authority should have it for the purpose of sale?—For the purpose of sale or acquisition. We propose to promote the acquirement for the people for residence and cultivation. One of my ideas for accomplishing the object of the Free Land League is that these *quasi* public lands should be disposed of in whatever manner the Royal Commission should think best.

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33,953. (*Viscount Cobham.*) You would allow them to sell the lands for allotments?—Certainly.

33,954. (*Mr. Lambert.*) To prevent their being sold into settled estates, I understand?—That would not meet the object if they were to let these glebe lands go to settled estates.

Allotments and Small Holdings Act.

33,955. (*Viscount Cobham.*) Have you anything else to say before the examination in chief is closed?—I want to say a word or two about the Allotments Act. Recent legislation connected with the land by the Allotments Act and Small Holdings Act appear generally to our society to be extremely valuable and useful, but the results are comparatively insignificant. Supposing, for example, that in a few years past the total number of allotments given by landowners and provided by public authorities amount altogether to say 100,000, and the average size of these allotments is 20 perches or the eighth of an acre. I think an average of that sort would show in five or six years about 12,500 acres. The operation of these Acts is insignificant, and under the system, although they have been extremely useful and are very useful to the class of agricultural labourers as they have no other means of obtaining footing on the first step of the ladder, I think they are insufficient as a general result. What we look forward to is a much wider extent of distribution of land by material alteration of the Land Acts, and that a very much larger breadth should pass into the hands of possessing cultivators.

33,956. How much land is held in allotments?—I have no sources of information beyond those open to every member of the Commission in the returns. But judging from the published returns I suppose we might assume that 100,000—that there was an increase in a recent number of years of 100,000 allotments, which at one-eighth to the acre would give 12,500 acres of land. Unfortunately in the returns of allotments there is a grave omission. There should be an attempt to report, if I may make the suggestion to the Department of Agriculture of the extent of land so devoted. They generally give the numerical amount but not the estimated area.

33,957–8. (*Mr. Dalton.*) And that was an increase—not a total number?—That was an increase.

33,959. An increase of 12,500 acres?—An increase.

33,960. (*Viscount Cobham.*) Are you satisfied with the operation of the Small Holdings Act?—I think that any operation that it has had or will have will be comparatively insignificant. I do not believe that it will or can operate to effect any sufficient or even very considerable change in the distribution of land.

33,961. That no Act drawn upon these lines will succeed?—No Act drawn upon these lines can possibly succeed in effecting a very large material change in the distribution of land.

33,962. The object of the Act might be better carried out by the other measures which you suggest?—To a very much larger extent, but for any material change such as exists in other countries and such as should exist we must look to legislation of a more general character.

Mortgages on agricultural land.

33,963. (*Lord Rendel.*) Have you formed any conception of the extent of the agricultural land generally which is now burdened by mortgage?—Arguing from the evidence given by Mr. Hussey in Ireland, and by persons, solicitors in England of the highest experience and competence, who affirmed that land was as heavily mortgaged in England as it was in Ireland—I think I recall the name of Mr. Frere of Lincoln's Inn, who gave evidence to that effect, and from my enquiry and experience which has been rather long and perhaps somewhat wide I have been led to form the same opinion that land is as heavily charged in all ways in England as it is in Ireland, and I think probably that the encumbrances of land in England amounts to half the National Debt say four hundred millions sterling.

33,964. Do you so far as the condition of agriculture is concerned and so far as you feel able or competent to speak on the question of agricultural prosperity consider that this condition of burden is an element of very

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great disadvantage?—If it lead, as under freedom of land it would lead, to the rapid sale and interchange of ownership of the land, then I think it would have comparatively fewer evils; but under the present system here is a maximum of evil arising from it, because the land is in a fettered condition, and although heavily encumbered with debt, it remains in fettered condition.

33,965. Do you happen to have made yourself acquainted with the extent to which investors of mortgages in land have found themselves in recent years compelled to become unwilling owners of land?—I have heard of cases of the sort through the depreciation in value of land.

33,966. You have formed no opinion as to the extent?—There are no figures that I know of available.

Registration of title.

33,967. Would a system of registration involve as of necessity the declaration of all burdens on land?—Not of necessity. The best system would certainly involve the exhibition of them to those who had access to the register upon the payment of necessary fees for the examination of the register.

33,968. Would it be in your view of any importance in order to define the position of land that registration should lead or tend to the record of mortgages on land?—Yes, I think so, because it would render a mortgage so much more advantageous to the owner. For example, if an owner has obtained a sum on his estate and there is need for a further sum, under the existing law he is obliged to pay a heavier interest on the second mortgage, but if the system of registration were carried out the security of the second mortgage would be as good as the first mortgage, provided there was sufficient margin. That is not the case now, and a second mortgagee may be tacked out of his security altogether.

Record of mortgage.

33,969. In those countries where registration prevails are you aware whether the record of mortgage is universal?—Yes. The record of mortgage is universal. The record of charge is universally inscribed.

33,970. And practically compulsory for the purpose of giving value to the mortgage?—Yes, but owing to the existence of the system, mortgages of even 5*l.* are not unknown in German experience because the fees are so small that the small proprietor can obtain a loan without an expense which is prohibitory.

33,971. Then would you attach importance to the registration as leading to the revelation of the true state of the ownership of the land?—I think that the public interests in land should rule first of all, and that those public interests demand that such a system should be established. It is of great advantage, and it would be of pecuniary benefit to the owner as well as of advantage to the State.

33,972. Assuming our present landlord and tenant system of agriculture you regard this clearing of the financial position of the landowner as important for the success of agriculture?—Well, it would immediately lead or very shortly lead to the extinction of insolvent landowners, and that would be an evident advantage to agriculture because if land passed into the hands of or was generally held by persons well able to supply the capital for its cultivation such form of ownership might produce the very greatest benefit.

Amount of mortgages.

33,973. So far as what may be called the waterlogged condition of very large areas of agricultural land is concerned, we have at present no means of making any useful inquiry?—I know of none.

33,974. And to the extent to which this waterlogged condition is injurious to the agricultural prosperity of this country this Commission has no power of effective intervention, would that be your own view?—I am unable to define the powers of the Commission. I know of no figures that I could place at the disposal of the Commission to show that waterlogged condition.

Effect of registration of title.

33,975. Do I gather from you that in suggesting registration of title which would involve a revelation of burdens on the land, you are making a recommendation of your own view of primary importance in reference to the agricultural prosperity of the country?—Yes, I think that the system in the changes I have advocated would be of great advantage to the agricultural prosperity of the country, because it would facilitate the passing of land into more favourable hands than those by which it is sometimes held. When you speak of the exhibition of encumbrances that would not be of a public character; that would be upon the books of the Department, and certainly would be no more public than the registration of bills of sale at present. There must be an active inquiry on the part of any one who wished to obtain information upon the subject.

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33,976. I suppose that at the worst there would be no more public exhibition than the debentures or the debenture mortgages of joint stock enterprise?—Nor the funds in the bank of England.

Transfer of land.

33,977. It seems that the largest measure that you had in view for facilitating transfers of land was that of rendering available for sale something like two millions of land which you described as at present *quasi* public?—It is so.

33,978. Your proposition is simply to render this land saleable, do I understand that to be so?—To place it by the authority of Parliament at the disposal of the local authorities, or if you should find the operation more expeditious by a Land Commission, and that either by sale or by any other form of tenure the local authority should be empowered to deal with them upon equitable terms to those who now have a beneficial interest in them.

Local authorities and transfer of land.

33,979. Then you regard the present creation of representative local authorities as furnishing a convenient channel for the greater sub-division of this large body of land?—Certainly.

33,980. And you think that Parliament might reasonably be called upon to give considerable latitude of power to the local bodies in dealing with this land?—Certainly.

33,981. And that the transfer should be from the present holders to the local body as one which is desirable in the general interest and could have no individual interest?—Certainly.

33,982. Have you considered the position of the two million acres of land as at present held from the point of view of agricultural advantage?—Yes.

33,983. Is it of advantage that that land should not have a direct individual and present owner?—No, that is one of the great disabilities, the owners are generally absentee; in fact almost in all cases absentee, and there is not that effective management of the land which obtains on the best private estates.

Limited owners.

33,984. Your view being that what is wanted in the interests of agriculture is what is called "the master's eye"?—Especially in the case of the clergy, who are limited owners in the worst degree, because they have no knowledge of or special interest in their successors.

33,985. And their own position is one which is hard upon themselves, I presume, as being essentialy limited owners?—Limited owners with practically no real interest in or knowledge of their successors.

33,986. And with another public duty to discharge not consistent with the guardianship of agricultural land?—Yes, and without any education in the management of land.

33,987. And no interest in their successors?—And no interest in their successors.

33,988. And no adequate means to meet changes arising under the circumstances of devolution of the land?—That is so.

Disposal of public lands.

33,989. But returning to the present tenure of the two millions of acres of land that is much more disadvantageous in your view from being held by trusts essentially than it would be if in the hands of the great landowning class in the country?—Certainly, and the expenses of management are very much greater.

33,990. And "the master's eye" still further removed?—Certainly.

33,991. Then you press with great confidence the consideration of this release of the two million acres of land for the purposes which you have generally set forth?—I do.

Settled Land Act.

33,992. You referred I think to Lord Cairns's Act. Have you any direct knowledge of the working of the Settled Land Act of 1882?—I believe there are no figures extant by which we can observe the operation of that Act. So far as inquiry has led me to form an opinion, I have formed the opinion that it has not tended widely to the distribution of land, and that the greater breadth of land has passed from one settlement to another.

33,993. That operates, I presume, universally by the transfer from private persons to private persons?—Yes, but the expense and delay in obtaining the prescribed

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sanction to projected improvements are calculated rather to hinder than to encourage, I am now speaking of the Settled Land Act, I believe that even at present a limited owner cannot in consideration of a rentcharge or of purchase money payable by instalments effect improvements. I think there is no power under the Act to rebuild or to improve existing buildings or for other agricultural purposes, and consequently the tenant for life of freehold houses, shops, and warehouses cannot expend capital money in improving. Under any possible improvement of that Act the difficulty of the forms of application and the delays attending it will always be considerable, and what I wish to press upon the Commission is that if I have correctly stated it that probably 52,000,000 acres in the United Kingdom are in settlement and that that enormous extent of land is all subject to this disability that a man cannot spend the proceeds of the sale for his own advantage, and, therefore, he has not the interest with respect to any acre of those 52,000,000 acres of an ordinary holder of free land.

33,994. So far as it takes effect by the conversion of any settled land into another form of property this operates?—This operates.

33,995. And widely operative?—I do not think widely operative.

33,996. They are substantially operative?—I understand you to say widely operative.

33,997. Yes?—I do not know that it is operative; my opinion is that it is not.

33,998. Well substantially operative?—The law is in operation and no doubt there are cases occurring frequently of dealings under it.

33,999. Invariably it is a sale by private persons to private persons?—Yes, as a rule, certainly.

34,000. Under very serious conditions for the protecting of interests of future owners?—Under embarrassing and very costly conditions.

34,001. And under conditions leading sometimes to collusion?—That would be possible. I will not impute that when I have no knowledge on the subject.

34,002. But there could be no knowledge aye or no, except the good faith of the party?—Just so.

34,003. No difficulty of that kind would occur under the sales by public bodies?—The sale by public authority or public supervision either of the Land Commission or local authority I think would preclude any such thing.

34,004. And in the sale of 2,000,000 of acres of trust land to public bodies there would be no such embarrassment as would occur under Lord Cairns's Land Act?—Certainly not.

34,005. (*Mr. Everett.*) Generally you would wish to have every acre of land saleable at the will of the responsible owner?—I think that may be described as the existing law—it is saleable. But I should like it to be saleable for the absolute advantage of the holder; that is to say to have free land, and by that I mean that if a man sells an acre of land he is able to dispose of the whole of the proceeds; that is a condition which does not obtain on 52,000,000 acres in the United Kingdom.

Private and public ownership.

34,006. You prefer private ownership to public ownership; that is worth consideration when dealing with the 2,000,000 acres of semi-public land which you think it would be an advantage should pass into the hands of private owners?—I think that public ownership on a very large scale would not be desirable, and would not lead to very good results.

34,007. You have a good deal of knowledge of commons, I think. Do you happen to know whether there are any commons which you call free commons in respect of which no lord of the manor can claim that they are waste of his manor?—I was much concerned in the enclosure of commons 40 years ago, but I cannot speak now of any particular common.

Large and small estates compared.

34,008. (*Captain Owen Thomas.*) Are you of opinion that the breaking up of large settled estates would be beneficial to the farmers generally?—Especially where they are held by insolvent owners.

34,009. Is it not a fact that farmers prefer to be on large estates?—I think so generally.

34,010. Have you compared the rents charged per acre by large owners with small ones?—I think their rents are generally lower on the larger estates, but I have no objection to a rent that will obtain the greatest possible energy from the producer.

34,011. (*Mr. Lambert.*) You said that 400,000,000*l.* sterling in your judgment was the amount to which land was encumbered?—I formed that opinion from taking Mr. Hussey's figures in Ireland, and the statement made by Mr. Frere and other eminent solicitors, that the condition of encumbrances in England was not less than in Ireland, and, taking that basis, it would show that land was embarrassed to that extent.

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Amount of mortgages on land.

34,012. What would you put the total value of the land so embarrassed at?—That I cannot say at present; I do not know.

34,013. Why, in your opinion, is the Land Transfer Act of 1875 a dead letter, or, as it has been stated, a dead letter?—Well, it was found to be so because there was no compulsion in that Act, and therefore really no sufficient reason for inducing the proprietor of the land to carry it to the registrar.

Land Transfer Act.

34,014. Do you think in any successful Land Transfer Bill, to accomplish the objects that they have in view, the element of compulsion is necessary?—Undoubtedly in order to obtain a sufficient bulk of registration to make it valuable.

34,015. You expressed the opinion that farmers generally prefer to hold land under a large owner than they do under a small owner?—Yes, as a rule I think if you were to ask farmers who are engaged on farms on some of the largest and best estates in England you would find that they prefer their present owner partly because to a much greater extent they lean upon the probability of obtaining reductions of their rent in bad seasons, and they believe that on large estates they are better secured, as a rule, against a rise of rent in very good seasons. But I should like to see farmers much more largely cultivating their own land.

Large and small estates compared.

34,016. (*Mr. Dalton.*) You would abolish the settlement of land altogether?—I would abolish the power in reference to life estates in land.

Abolition of settlement of land.

34,017. Do you include house property?—Although not concerned with that I should include all forms of real property.

34,018. It would be a very severe restriction?—It would be a very severe restriction but it would not apply to charges on land.

34,019. You would not think it right to apply any similar rule to the settlement of personalty?—I am not concerned with personalty to-day.

34,020. But your proposal would compel a man who wished to make a provision for those who come after him to invest all his property in personalty if he wished to settle it?—Or to make a charge in the form of personalty.

34,021. He might create a perpetual charge upon it?—I hope the law would prevent him doing anything perpetual. He might make such a charge if the law permitted it.

34,022. The result would be of course to throw an immense quantity of large estates into the market?—Would it?

34,023. Would it not? These 750 gentlemen who hold one third of England, if they wished to provide for those who come after them, if they desired to settle their property, they would have to convert it into personalty?—I see no obligation to do so.

34,024. How otherwise could they settle their property if they wished to provide for their children?—If they had sufficient means to keep their estates in their own hands, and liked to settle a charge by way of rentcharge on the estate, I see nothing in the law to prevent them.

34,025. But is not the object of the League to throw a considerable part of it on the market?—I believe that a much wider distribution of land would be beneficial, but I am not aware that the result of that change would be to throw large estates upon the market, not an amount to make it disastrous.

34,026. I am not suggesting a disastrous effect; the object is to get a considerable amount of land, we will say, offered for sale instead of allowing it to remain in a small number of hands as at present?—No, the first object is to have the fullest interest on the part of the proprietor; we want the proprietor to have the largest beneficial interest in the land.

34,027. You would not touch existing settlements, I presume?—The wisdom of Parliament would deal with that point.

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34,028. Is there any suggestion of touching existing settlements?—Under certain conditions I think it might be desirable.

34,029. What kind of conditions?—Such conditions as seem equitable to Parliament, the same sort of conditions that have led Parliament to deal with for example, leases in Ireland.

34,030. But settlements are not contracts?—Settlements are not contracts, but it may be said that a settlement conveys a contract.

34,031. What is the consideration for then? I do not think they are contracts?—I will take your opinion upon it.

Compulsory enfranchisement of copyholds.

34,032. There was one other matter, with regard to copyholds, I wish to ask a question about. I do not quite understand what is proposed. Is it proposed that the copyholder should be forced to pay for the enfranchisement of his copyhold within a limited period?—I adopted Sir James Caird's proposal which was that in a certain period all copyholds should become freeholds, Sir James Caird suggested 30 years, I suggest five.

34,033. But in what way are they to become freeholds?—By the power of enfranchisement ceasing by law. There are now powers of enfranchisement, and they would cease by law.

34,034. Is the copyholder to get his land into freehold without paying for it?—No. During the passing of that period I presume the tenant would obtain his enfranchisement with equitable payment for it.

34,035. Then it would come to this that a copyholder would be compelled, whether he wished to provide the money or not, to pay the lord of the manor for the enfranchisement, and it might be a considerable amount in certain cases?—I do not say that that would absolutely follow; it might follow if he remained in possession of the land, but even in that case it would not absolutely follow; there might be some other arrangement.

34,036. I do not quite understand what the arrangement would be, if the copyholder is not to pay what he would now have to pay if he wished enfranchisement. Is he to get the enfranchisement without paying to the lord of the manor?—If he wished enfranchisement and desired to become a freeholder he would have to pay the lord an equitable sum for the enfranchisement.

34,037. Supposing he wished to remain a copyholder, he would be compelled to buy the enfranchisement?—If he wished to become a freeholder, he would be compelled to buy it.

34,038. But if he did not buy what would happen?—What would happen if the landlord did not sell—it would become a freehold, but the law would facilitate and enable the lord to obtain either his land or the equitable payment for enfranchisement.

34,039. (*Viscount Cobham.*) The suggested procedure was that after the next surrender no further fines should be payable. The initiation of the enfranchisement would be thus thrown upon the lord?—Quite so.

34,040. (*Mr. Dalton.*) Then the lord of the manor would lose his fines?—That surely was not Sir James Caird's opinion.

34,041. I was trying to find out how it would work and I do not quite understand it now. Then with regard to sales; there were to be no sales with an imperfect title?—The amendment of the law that I should propose and hope to see effected would practically avoid that difficulty. I mean in a case where a man has been in undisputed possession for 10 years and can give *primâ facie* evidence that it had a legal commencement. I never heard a lawyer say that there would be any insuperable difficulty with regard to imperfect title under those conditions. It is owing to the present limitations of the law that imperfections in title arise.

Abolition of settlement and entail.

34,042. (*Mr. Chaplin.*) With regard to the existing settlements, you contemplate, I think, that settlement might be interfered with on terms which would appear equitable to Parliament?—Yes.

34,043. In the same way, I think you said, that Parliament had already interfered with existing contracts?—I mentioned a notable instance, very familiar to yourself, of Irish leases.

34,044. Did I understand that you seem to think that settlements were the same things as contracts?—Not the same thing as leases; but I suggest that that matter should be left open to the judgment of Parliament. I have no particular view to set before the Commission.

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34,045. Your position is this, that you think it very desirable in the general interest that the person in possession of all the land, or any of the land, of the country, should be its absolute owner?—So far as practicable.

34,046. Then you pointed out that there were 50,000,000 acres of land already, which was not in this position?—That is probable, from the return I have quoted.

34,047. How do you propose to deal with that 50,000,000 acres of land, so as to accomplish your object?—By the abolition of settlement and of entail.

34,048. You do not propose to extend that to existing settlements?—That is an open question.

34,049. But it is the crux of the question?—Then the conclusion of it is not in my hands. I think that settlements might be interfered with, but I have said already that I have no precise view to suggest to the Commission with regard to interference with existing settlements.

34,050. Of course you see the difficulties?—I see the great difficulties.

34,051. And you have given great attention to them?—I have given great attention to them, and I should hope that in the end public interest would prevail, having due and proper regard to private interests.

34,052. Then I understand your position to be this, that having given, as we all know, very long and very close and careful attention to this question, you are not prepared to make any suggestion whatever to the Commission for dealing with what you call the great difficulty of existing settlements. You have no proposals to make?—That is so. But at the same time I do make a very responsible suggestion that the obligation of those settlements should be open to Parliament.

34,053. But you cannot suggest for the guidance of this Commission or for Parliament, in spite of the study you have given it, any equitable mode which might be adopted?—I am not prepared to do so at the present time.

Operation of the Small Holdings Act and the Parish Councils Bill.

34,054. Have you paid such attention to the Small Holdings Act as to enable you to say that the operations have been small or otherwise?—Not minutely. But my opinion would be that it has been small.

34,055. I suppose, as a matter of fact, that there was scarcely time for the operation of that Act to be thoroughly tested before the passing of the Parish Councils Bill last year?—That would be my opinion.

34,056. Would the tendency of the Parish Councils Bill be, in your opinion, altogether to override that Act?—To enlarge its operation, to a certain extent—to override the Act perhaps technically, but with regard to its objects perhaps to enlarge the scope.

34,057. Yes, to enlarge the scope of the Act on that Bill; but as far as the operation of the Bill was concerned it would practically render it nugatory?—I would scarcely say that. I say that the objects of the Small Holdings Act would be probably enlarged and promoted by the Parish Councils Act.

34,058. I put the question in another way. Do you think or not it is at all probable that the two Bills would operate side by side?—I think that will be so.

34,059. You think that both of them will operate?—Both of them will operate to a certain extent, but to an insignificant degree as compared with that which I desire to see accomplished by larger and wider changes in the law.

34,060. I understand that. I know you have considered these subjects very carefully, and I wanted to arrive at your opinion for our guidance as to what would be the effect of the Parish Councils Act on the operation of the Bill which passed before it?—I should think the effect would be to promote and enlarge its operation.

34,061. You think that the passing of the Parish Councils Bill, so far as you can judge, would promote the operation of the Bill?—By enabling the local authorities interested to deal with the possession and acquirement and leasing of land.

34,062. But what I want to be clear about is this, will the acquisition of land be promoted by the passing of the Parish Councils Bill under the machinery and

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operation of the Small Holdings Act, or under the machinery and operation of their own Act; and if it is under the machinery and operation of their own Act will not that practically render useless the Act which was passed before?—I should think not so, for as the Small Holdings Act may be beneficial—if it has any beneficial operation—it may be enlarged.

Modern Doomsday Book.

34,063. (*Mr. Little.*) You commenced by giving us some particulars about the accumulation of land in a few hands, and you derived your figures from the modern Doomsday Book?—Yes.

34,064. Have you any idea as to how that book was compiled?—Not beyond the preface, and my rather intimate acquaintance with Sir John Lambert, who was, I believe, the controlling official.

34,065. It was compiled, was it not, from the returns of clerks to boards of guardians and clerks of Assessment Committees?—Yes.

34,066. And through parish officials?—Yes.

34,067. And do you know whether there is in existence any register of owners from which such returns can be compiled with anything like accuracy?—I do not think there is, but I think substantial and valuable facts, such as I have laid before the Commission, may be obtained from that return.

34,068. But supposing the return is based upon evidence which is bad the value of it is considerably weakened?—Well, land is frequently returned as parish land whether it may belong to a rector or vicar.

34,069. I was not speaking of settled estates; but if there is no list of owners, no register, and no one who has any object in inquiring who is the owner of a particular property, it seems to follow that there can be no correct returns?—It is in consequence of the defective condition of English law that the information is so difficult to obtain.

34,070. Neither the authority that assesses nor that which collects taxes or rates has any relation whatever with the owner—is not that the case?—That is so.

34,071. And though there is a column in the Poor Rate assessment for the name of the owner there is no guarantee that the name inserted is a correct statement?—Certainly not.

Accumulation of land in large estates.

34,072. You view the accumulation of estates as being injurious to agriculture?—This accumulation of land in large estates is injurious to agriculture.

34,073. And that view is not affected by your own admission that tenants prefer to live on large estates?—I am sorry to say that a condition of dependence is very general in the agricultural districts, and one of the evils of that condition always is that those who endure it are more or less too easily satisfied.

Cultivation of land on large and small holdings compared.

34,074. But if it were shown that the land on large estates is on the average as well if not better cultivated than on small estates, would it still be your opinion that the accumulation of land was injurious to agriculture?—Yes, if I wanted to show a large breadth of land which was the best cultivated I should probably go to some large estate owned by a member of the House of Lords or the House of Commons, but if I wanted the largest crop in the United Kingdom I should go to some small estate where it was personally cultivated by the man's own hands.

34,075. When you say a small estate cultivated by a man's own hands, what do you mean?—There was evidence given before the Duke of Richmond's Commission. There was one man, a peasant proprietor of two acres whose evidence was given; and there was no large proprietor produced anything like the same result. This man said, "I have two acres of land. In 1869 I "had 45 bushels of wheat, 62 lbs. to the bushel on one "acre after deducting 2 lbs. for sparrows; 1870, 57½ "bushels on 1¼ acres."

34,076. You think that that is not done anywhere else?—Not over any large breadth of the country; it is done on a field here and there.

34,077. Would you say that the average results of small holdings or small farms are better than the average results on large farms and large holdings taking the same kind of land?—I would not say so. Small proprietorship has not had a fair opportunity either in regard to markets or roads or railways or distribution of produce.

34,078. Take a small holding and a large holding under similar conditions as to land and as to disposing of the produce, would your opinion still be that the produce of the small holdings would be larger than that on the great holdings?—In every county in England and in every country of the world the largest production that you can exhibit is always found on a small holding.

34,079. But irrespective of the nature of the holding?—Irrespective of the nature of the holding, irrespective of nothing. But merely proving that where a man's total energies are given to the cultivation of his own land he therefore produces the results better than under any other condition.

34,080. But supposing that the small holdings that succeed were of more than a fair quality, is it fair to put their produce on the same level as that of large farms?—That would not be done. There are, undoubtedly, vast tracts of land in the East of England that are very unsuited to small holdings.

34,081. You still are of opinion that other things being equal the average produce of small holdings is greater than that on the large holdings?—I say that it can be so. It is a well-known fact that the owner gives greater energy and greater share of his personality in the production.

34,082. It must be to some extent a matter of opinion, it is not capable of proof, is it?—Do you find farmers producing 57½ bushels of wheat to the acre? Take the crops on allotments in different parts of the country; do you find the farmers producing the same?

34,083. Your object, I understand, is to create occupying owners?—To create a more direct interest on the part of all parties in the useful cultivation of the soil.

34,084. You desire to see a larger number of people occupying their own land?—Yes; and landlords, and especially the largest, enjoying a fuller proprietorship.

34,085. But I am now on the question of the large and small farms and occupying owners and tenants. I understood you to say that you desired to see a much larger number occupying their own land?—Yes; and a wider distribution of land.

Encumbrances of small owners.

34,086. You have spoken of the encumbrances on land; are you at all acquainted with the encumbrances of small owners?—Not specifically.

34,087. Are they not equally and as heavily encumbered as those of large properties?—I should think so. But there is this great advantage that when the encumbrances become intolerable they pass away because, as a rule, they are not settled property.

34,088. Are you aware that there are at present hundreds of small holders very heavily encumbered, and who pay as interest on mortgages much more than they would pay as rent, that the mortgagees are afraid to take the land, and the farmer goes on year after year getting deeper and deeper in debt?—I should think no law has considered the advantage of small proprietors.

34,089. We have it in evidence before us that that is the state of affairs in the Isle of Axholme?—That case has always come before us on every Commission.

Disabilities of glebe owners and public bodies.

34,090. You spoke of the disabilities of glebe owners and the other public bodies. You spoke of putting them on the same level as others; having described the difficulties of clergymen as owners are we to suppose the disabilities are the same?—Not the same in degree, but there are difficulties in every case.

34,091. In respect of non-residence?—That of non-residence and that of more expensive management.

Management of college and other estates.

34,092. Is it a fact that the college estates, and the estates of the Ecclesiastical Commissioners, and the Crown estates, are more expensively managed than private owners?—I do not think it would be denied that the expense for the management of the very best estates of the Crown is larger than for the management of private estates.

34,093. You mean the actual expenses of management are more?—The actual expense of management is larger than the average on private estates.

34,094. Are you acquainted with any of those properties, such as college properties?—Rather extensively, yes. It has been for the last 40 years a matter of interest with me, and I have been very much over England.

34,095. Do you think that generally they are worse managed than other large estates?—I would say as a

rule not so well as some of the best managed private estates. There are estates in the hands of insolvent owners that are abominably and wastefully managed estates.

34,096. Is that very general?—It is much too general.

34,097. Is it not the case that there may be an insolvent owner and a well kept up estate?—I cannot say, and I speak with rather a wide knowledge.

34,098. I would say, a very poor owner, and a well-kept estate?—There are very poor owners who have a very strong sense of duty as regards their estates.

34,099. And very strong trustees, who insist upon keeping the estates up well?—But as a rule you may tell insolvent estates by the condition of them.

34,100. Are there many of them?—Yes, a great number.

34,101. Of large estates?—Of large estates frequently insolvent.

34,102. You have seen their condition?—Yes, I have seen them.

Disposal of public lands.

34,103. Then you would place the lands belonging to public authorities at the disposal of local authorities. I presume you would not appropriate the property?—Not without an equitable compensation.

34,104. You would give it to the local authorities on trust?—By the authority of Parliament. The local authorities might retain it absolutely for dealing with as they saw fit.

Number of allotments.

34,105. Only one other question and that is as to the number of allotments. You are aware that all the returns issued have only given allotments under one acre. Are you not aware that many allotments are of the extent of one acre?—Not so many as I could wish.

34,106. But the return is defective?—I am not pretending to say that that return is exhaustive, but it did exhibit an increase of 100,000, and even double that at 12,500 acres would amount to a mere insignificant fraction.

34,107. But if you included a great number of one-acre allotments, now omitted, you would largely increase that amount?—I put it that the total amount of land devoted to allotments is practically insignificant, and yet that such land is more usefully devoted than any other land in the kingdom.

34,108. Probably the return is very defective?—I should not like to say that.

34,109. It represents the number as considerably less than it is in fact?—You would have great authority with the Board of Agriculture, and I think that you should endeavour to get a return of the area as well as the number of allotments.

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34,110. (*Mr. Giffen.*) You admit, in reply to Mr. Little, that the return of the owners of land, from which you derive some of your figures, was made by people who had no interest in the truth of the statements as to who the owners were?—That must be so.

34,111. Is it not the case that for statistical purposes a report may be quite trustworthy, although the people who supply it have no particular interest in the truth of the statements provided that they have no interest in making false statements?—Undoubtedly. But the conditions of ownership in England under the existing law are so intricate that difficulty would apply.

34,112. The effect would be then that, although there might be great errors in individual cases, and that it might not be trustworthy for small areas, yet, for the general purposes of the statement which you have made, the return might be correct enough?—I see no reason whatever that they should not be accurate for the purposes for which I have laid them before the Commission.

34,113. But still your return is, strictly speaking, a return of separate titles, and not a return of the number of persons interested in the land; would not that be so?—Yes, that would be so, to some extent.

34,114. A statement would be made that so and so is the owner of this particular bit of land. I say the man who makes the statement has no knowledge of the intricacies of the title or of the different people that might be interested in the possession of the land?—That would be so; it would be substantially a record of the titles.

34,115. So that in your observation, when you speak of so many owners of land, you mean so many different titles to the land, and you do not strictly speak of the number of persons whatever—that is not the point?—No; I gave the example of four persons as appearing in that return as 44 persons.

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34,116. Still the number of separate titles would be pretty nearly what you have told us?—Certainly.

34,117. I did not quite understand whether you would admit trustees under a settlement to hold land for the purposes of the settlement, but as absolute owners on the face of the title, and without any declaration of the trust. Is that the state of things to which you wish to arrive?—If settlements were abolished there would be no such cases, but while settlements endure, I see no difficulty in the trustees being registered as owners.

Abolition of settlements of land.

34,118. But you wish to abolish settlements?—Settlements of life estates in land altogether.

34,119. Would that apply to other property?—To all real property, certainly.

34,120. Would it apply to shares in railways; would you call that real property?—I have nothing to do with this to-day.

34,121. Would it apply to leasehold interests in houses?—No, the leasehold interests are personal property and it would not apply.

34,122. Is not that an arbitrary distinction, following the arbitrary distinction between realty and personalty, and not an economic distinction?—It is an economic distinction, because the land is a limited quantity, and all that we desire to deal with is the operation in that limited quantity of land. The leasehold interest is a mere interest, and has no geographical concern equivalent to the possession of land.

34,123. But the distinction you gave was not between land and agricultural land, but between real and personal property?—Yes.

34,124. Is there not a large amount of property which is sometimes real and sometimes personal according to the difference whether it is made leasehold or not?—But our aim would be to obtain as nearly as possible one tenure of land which should be freehold, so far as we can, by the enfranchisement of other interests.

34,125. You only propose to apply this to land?—I would apply this to land.

34,126. You do not propose to abolish settlement as regards personal property?—Certainly not.

34,127. Although property may be sometimes personal and sometimes real according to an accident?—We do not propose to carry this to personal property, only to land.

34,128. Not to all real property?—Well, you mean real property, a life interest, you call that real property?

34,129. I mean you have real property in houses as well as in land?—I would apply it to all land, and all land covered with houses, as well as land covered with crops.

34,130. But not covered with houses where it is leasehold?—Yes, I would apply it to possession of these lands certainly.

34,131. You wish to abolish settlements altogether; you do not contemplate a position of things in which trustees under settlements would appear on the title as the absolute owners without a declaration of the title?—We might have for a period to tolerate that system, but ultimately I should hope that it would disappear. I should be sorry to see registration of title hindered by that question. There is no reason why we should not have a thoroughly efficient registration of title. The trustee system might endure for a time, but I hope that that would disappear.

34,132. You wish to abolish the system of settlement altogether?—Yes.

34,133. To interfere with the private disposition of people who make those settlements?—I wish to say in the case of trustees of leasehold estates, that there could be no great difficulty as to the registration. Supposing we had abolished land settlements and the freehold is registered, and on that property a long lease is made and established, and is personal property, there can be no objection to that, or to the registration of the trustees, as interested in the lease. It would not necessarily involve the abolition of the settlement.

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34,134. I merely wish to get at what you propose to do, and I think now I understand a little better?—There can be no objection to the registration of an interest by trustees in personal property or in rentcharge on land that would be registerable.

34,135. But without a declaration of the trust on the title they would be registered as absolute owners?—They would be registered as owners without succession.

Imposition of charges on land.

34,136. Then with reference to the making of charges on land of that kind, even if they are not perpetual, you still have them for a very long period. Have you considered the objections to making such charges?—I think such charges might continue. I see no reason why they should not. It would lessen the difficulty of passing such a law if every facility were given to the registration of such charges.

34,137. Is not one of the difficulties connected with the ownership of land which have appeared in recent years this very thing, that the nominal owner of land is given a rentcharge, and he has no real interest in the property at all?—That is the case.

34,138. And those rentcharges although when given, although they may be moderate in appearance and leave a considerable margin to the owner, yet as times change and the owner becomes insolvent as far as that property is concerned it creates a difficulty?—And under the system of the Free Land League he would disappear, and now he is retained.

34,139. What do you propose as to these charges?—I do not object to the proposal that any owner of land should have the power of imposing charges upon the land, and those would be registerable; but the land in which the people have an undivided interest, because "land is a kind of property, as Mr. Lowe said, in which "the public must have a kind of dormant joint interest "with the proprietor," is another matter.

34,140. But would not the effect be to restore the state of things that you wish to be abolished; that the land should be nominally held by one person, and really held by other people?—If we had a system of true ownership and a man became insolvent, it would pass from him.

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Disposal of public lands.

34,141. What is the equivalent that colleges and institutions of that kind would receive if they should be compelled to dispose of their own property to public bodies—a valuation?—Yes.

34,142. And the kind of property that they would have to invest in would have to be defined?—I think that would be desirable, they are trustees for public interests, but that is not a part of my concern.

34,143. (*Sir Nigel Kingscote.*) You think that these large estates ought to be sold and broken up into smaller holdings. Do you think that purchasers enough can be found with money of their own to pay for their purchases?—No, I do not. I think that the first necessity for a limited owner is that he should be placed in a position so to deal with them. I do not contemplate breaking up or disposing of the large estates.

34,144. But for any estate broken up money must be given?—Yes.

34,145. What I want to ask you is, whether you think there are purchasers enough for those estates with money of their own to purchase them?—Some estates, especially in the hands of insolvent proprietors, would undoubtedly go into the market, and if the law were so improved that men were encouraged to undertake dealings in land, I should hope that there would be, perhaps, not a sale of the whole but a steady sale of land.

34,146. But with regard to the purchasers of these lands. Supposing they had to borrow money to purchase this land, would they be in a better position in having to pay interest and pay off their charge than they would be in renting the land?—If they were assisted after the manner of the Irish Land Purchase Act (and I would be willing to assist them up to 50*l.* a year) they would be in a better position.

34,147. And you would give facilities for borrowing the money for those holdings?—Certainly, up to 50*l.* a year.

The witness withdrew.

Mr. J. F. Moulton, Q.C., M.P.

Mr. John Fletcher Moulton, Q.C., M.P., called and examined.

Mr. J. F. Moulton, Q.C., M.P.

34,148. (*Chairman.*) You are a Member of the Bar, and a Queen's Counsel?—Yes.

Land reform.

34,149. You have for many years past given your attention to the question of land reform, have you not?—Yes, I have.

34,150. Have you considered it especially with reference to agricultural depression?—No; but I have considered it generally with regard to what is the most likely method of giving agricultural prosperity. The special depression of late years largely comes from economic causes, which have nothing to do with the question of land reform.

34,151. Would you say that the importance of land reform is increased by the fact of depression existing in a large part of the country?—Very greatly. I think that has developed, or rather rendered evident, the defects of the present system in a most striking manner.

Transfer of land.

34,152. Do you consider it extremely desirable, in view of the depression which exists, that there should be a cheap rapid and easy system of the transfer of property?—Certainly. I think that if there is a cheap, simple, and rapid system of transmission of landed property, the arrangement of the property of land will change with changing social circumstances, and we shall not see, as we do at present, the system of the past continue into a state of things which is economically totally different. It is because of the difficulty with which land is transferred, that those arrangements which were made many years ago still exist; and the evils that we lament so much at the present moment come from that.

34,153. Do you consider that the difficulties in adjustment and, I may say, in liquidation, are greatly increased by the particular form of our land system?—Yes. I think the system was quite inelastic; that land did not get transferred as personal property would be, when it became economically advisable; and that the difficulties of transferring were such that people allowed things to remain until it became almost an economic catastrophe to make the change.

34,154. In that view do you consider that every effort should be made to make the transfer of land simple and cheap?—Yes.

Registration of title.

34,155. What is the first suggestion you have to make in that direction?—I am quite convinced that for that purpose the title of land must be a register title. I do not mean merely that the titles are to be registered, but I mean that the title is to be the entry on the register. And I go further than that. I think it is absolutely necessary that the title on the register should be intelligible to the ordinary person, and should not be a matter of expert learning, as all titles are now. For that purpose it is necessary to restrict the interests in land, which the law recognises, and which are capable of registration, to simple forms of interest, so that everybody can understand them. At this present moment, if you were to register all the interests, if you could at a stroke register them all, the general public would be as much at the mercy of lawyers as they are now, because they could not, without a legal education, understand the nature of the interests that were registered. So that to make a register effective the first thing you must do is to recognise only certain types of interests.

34,156. In that view then, I presume, you would limit the interests in land which are recognised to-day to certain very simple heads?—Yes. I should recognise primarily, of course, the freehold. That means that the decaying system of copyhold, with its fines and its uncertainties, should go. From the freehold a man should be able to carve out interests in two ways; he should be able to carve out the lease, and he should be able to carve out the charge; but I do not think it is necessary that he should have power to carve out any more. The consequence is that the register would be a register of freeholds, of leases affecting freeholds, and of charges affecting either leaseholds or freeholds.

34,157. Then you would not allow interests in land to be carved out of the freehold estate in the form which they now can be done under our laws of entail, and so forth?—No. I should meet that in this way; I should

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not prevent land being left subject to trusts, but the trustee would be for all purposes the owner, so far as the register was concerned, and land would stand in exactly the same position as any other investment forming part of the corpus of the trust. For instance, if at this present moment there are debentures of the London and North-Western forming part of a trust, a trustee would have the power to sell them and change the investment into some other investment of a suitable character. I should say that the law ought to make it essential to the position of a trustee of a trust which contained land that he should have the same power with regard to the land, and that the land in the eye of the law should be regarded only as a form of the investment of the corpus of the trust. If that were so, the trustee would be registered as a freeholder, just in the same way as if he possessed the land, and he would have the power of sale. The difference would come in in the fact that the money arising from the sale would be money affected by a trust, but the sale would not be affected by the trust at all. That would get rid of all hampering of land by means of trusts or settlements.

34,158. Because there would be always somebody on the register who would be absolutely entitled to sell the property?—Certainly.

34,159. Subject to the money being distributed or dealt with according to the trust?—Certainly.

34,160. We have approached nearly to that point under Lord Cairns's Settled Estates Act, I presume?—A good way off.

34,161. At all events we have made some approach to it?—I do not think the idea that a trustee is bound to regard the land solely as an investment in which the corpus is for the moment put has ever been part of our law; but certainly Lord Cairns's Act gave much greater facilities for acting as though that were the condition of things. I should permit no restriction on the power of alienation of land forming the corpus of a trust; such restrictions ought not to be permitted, because they instantly create interests in the land other than the simple types I have spoken of.

34,162. Under the law now, if a trustee under an entail or under a will in respect of land, improperly sells the land, he can give no title to it, I suppose; is not that the case?—If he has no power to sell I do not think he can give any title at all; because, of course, it is a title derived from deeds. A register is not worth anything if it depends on deeds. A register of all kinds of interests in land, permitting all interests in land to be registered, is the same thing as a register of deeds; it is neither better nor worse.

34,163. If settlements are to be permitted at all, you would regard them merely as investments of trust funds capable of being sold by the trustees, just as they might sell any other personal property, the subject of a trust?—Quite so. There is one point to which I ought to make special reference, that is, supposing a life interest is given to a person in certain lands, and the remainder is in the hands of trustees or is vested in some other person; I should regard the life estate in possession as being a case of a lease for a life, that life being his own life. But that, of course, does not bring in any new type of interest, because it is a lease. So the freeholder (who is, of course, in the position of a reversioner who has granted the lease), the leaseholder, and the mortgagee would be the three representatives of the permissible interests in land.

34,164. Then it would result that the only difference between absolute and limited ownership would be in this disposition of the resulting funds, and there would always be an owner with regard to the sale?—Yes. What I should propose would be that the register, in giving the name of the freeholder, might have the word "absolute" or "limited" put to it. That would not at all affect the right to give title to the purchaser; it would only put the purchaser on notice that the money was being paid to a person who was a limited owner; and I should make it possible for him to pay it into court, for the court to say to whom it is to go. But that would not affect the title.

34,165. Then once upon the register the land could always be sold by the person whose name is upon the register?—Yes, always; and the title would be an absolute one.

34,166. The title which he conveys would be an absolute one?—An absolute title. Of course, one can immediately see that there might be cases of hardship where persons were on the register by a fraud or by a mistake. I should not bar remedies in any way which sounded in damages, but I should absolutely bar all remedies which sounded in the land itself. So the title would be the title to the land.

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34,167. If a trustee has improperly sold land he would still be responsible, in money at all events, to the *cestui que* trust?—Yes. For instance, supposing he had sold land under circumstances where he was, unknown to the purchaser, making a profit, there would be the remedy against the trustee for the money improperly obtained by him; or if he had sold it under such circumstances of carelessness that it was negligence to sell it for so small a price, there would be the remedy against the trustee for the damages due to his carelessness; but nothing would touch the land itself.

34,168. That the injured person would not have the right to follow the land itself?—Not to follow the land; he would have the personal action sounding in damages.

34,169. Practically, that is now the case with regard to personal property, Consols, and so on?—It is. For instance, take the case of the Factors' Acts; the Factors' Acts are only called into play when there has been an improper dealing with property. That improper dealing is not to affect the title to the property given by the factor, but it does not in any way bar any remedy sounding in damages; and I do not see any advantage at all in barring such remedies—a man ought to be responsible for his actions.

Mortgages on land.

34,170. Then, with regard to the charges, what do you suggest?—As to the charges, what I have to say is that I am one of those who are very strongly in favour of charges on land. I think that the defect which has led mortgages to be regarded with such disfavour arises from what I might, perhaps, call the inertia of mortgages under the present system. A mortgage under the present system is really an absolute ownership according to the old doctrines of common law; but it is only a charge according to the doctrines of equity which of course now prevail in all courts. But the consequence of that has been that there has been a kind of fixity, a stiffness, with regard to mortgages which has prevented to a very great extent their adapting themselves to the changing circumstances. The same sort of thing that I was remarking with regard to the land applies in that respect to mortgages. Now, in my opinion, a mortgage should have absolutely statutable incidents. It should be impossible to vary a mortgage any more than you can vary a bill of exchange or a bill of sale. You can of course vary it as to the amount of the capital, and as to the mode of paying interest, and, possibly, there may be one or two other points in which a certain latitude might be allowed; but for all the incidents of a mortgage, such, for instance, as the powers of a mortgagee, the public should know them like they know those of a bill of exchange. The consequence would be that in the column "charges" you would put down the amount of the charges, the rate per cent., the date at which it was made, and the name of the person entitled. The effect of that on the land would carry with it no fictions, but simply recognised statutable incidents; and I believe men of business, and not only men of business, but men of ordinary intelligence managing their own affairs, would understand exactly the effect of such an entry as that without going to their lawyer at all; and would be able to read the title of the land from the register themselves. If there was a mortgage it could carry no unseen consequence, but they would know that there was a mortgage for so much, at such a rate of interest, and whether it was a first mortgage or second mortgage—that they would know by the date.

34,171. (*Viscount Cobham.*) And upon so much of the land?—Yes, it must be registered against the land.

34,172. Against the whole or part of it as the case may be?—May I put it in this way—I think I appreciate the point. Supposing there is an estate, a freehold, and a man puts a mortgage on half of it; an entry would then be put dividing that freehold into two plots; on the one there would be the mortgage, and the other would be a freehold uncharged. Of course wherever you carve out an interest from an interest, it appears to me that it is necessary to the idea of a register that you ought not to have, as it were, one interest over one part and another interest over another, but that you ought to start a derived entry dividing the land into the two plots. In the same way, when two come into the same hands, I think it is probable that it

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would be found convenient to merge them into a single entry. Of course your register would easily show that. In this way charges would be readily raised and readily paid off. In Prussia they have gone so far as to make charges purely burdens on the land without personal covenants, and I think there is a very great deal to be said for treating them thus, so far as the register is concerned. A man may have a collateral covenant with his debtor to pay, but that is not a register matter. I think the mortgage, so far as it appears on the register, should be purely a burden on the land. Charges of this kind would be a form of property which would readily pass from hand to hand, and, so far as small mortgages and first mortgages are concerned, would take a place in the investment market, which mortgages do not take at present; because, of course, in speaking of a mortgage now, you do not know what title or what interest you are speaking of until your lawyer has seen it. If I know that land described in the first column of the register bears a burden of 10,000*l.*, I know what burden it has, and if I know that the land is worth more than that, I have got an absolutely certain 10,000*l.*, subject, of course, to questions of depreciation—which are matters one has to consider—as one has to consider them in every investment. I believe that investment capital, therefore, would flow into mortgages from investors of a far wider class than those who can touch them at present. If I am not wearying the Commission, I want to point out what I think to be the great advantage of that. The difficulty of the landed question arises to a great extent from the difficulty of realising how far land is what I may call trade plant. Of course it has got a peculiar fixity, it has got certain social advantages; and people have not realised the extent to which it shares all the vicissitudes that we will say a newly patented loom might experience, which could go out of fashion. The land in England is being beaten by better land, that is to say, by land in Dakota, for instance, which, taking it all round, can be worked more cheaply; and it is exactly in the same position, so far as the trade interest in it is concerned, as if it were a fight between the mills in Manchester and new mills set up in Bombay. That only applies, however, to a certain portion of the value of land; and there is a portion of it which is to be regarded as subject of investment as opposed to trade risk. Now I think the best form of tenure for agricultural land is where the tenant farmer has not got to put so much money in as to buy up the investment part of the value of his holding. That is a kind of investment returning 3 per cent. or 2½ per cent., and a tenant farmer who is a business man is doing unwisely when he invests capital in that half. But suppose we imagine that that half is represented by a charge and that the further portion is in his hands; then that is a portion which he directly operates upon by his skill, and by the pains he takes with his land, and any advantage that he gets by his skill then remains his, because the charge on the land is a fixed one and does not increase. So that if we are ever to have farmers farming their own land and doing it effectively, we must have some way in which they can easily get investment money to take up what I may call the investment portion of the value of the farm.

Ownership and security for improvements.

34,173. (*Chairman.*) I presume you would consider that ownership is the highest form of security for improvements?—I think it is.

34,174. Therefore anything which would tend to multiply ownerships connected with occupation would be desirable?—It would, provided that I am not taking a business man's money and forcing him to put it, or a portion of it, into an investment where he has to compete with 3 per cent. money before he can be an owner.

34,175. Do you think that is at present the reason why there are so few occupation owners?—I think it is so.

34,176. Land having such considerable value as an investment, farmers with capital are unwilling to invest so much of their capital in purchasing what is their plant?—Quite so.

34,177. Therefore anything which tends to facilitate transfer and to facilitate mortgage, and which enables what you call the investment part of the property to be realised quickly and mortgaged easily, would tend at once to multiply occupation ownerships?—I am sure it would. The tenure that I like best is a light mortgage which gives no anxiety to the mortgagee, and therefore for which he takes a low rate of interest; and the balance (which is the margin to be defended by the skill of the farmer) to belong to the farmer, because then he can save his capital and use it for the purpose of making that more valuable.

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34,178. It seems to be an unsatisfactory state of things that as a country becomes richer, the number of persons who are both owners and occupiers becomes fewer?—Yes.

Land transfer and cost of mortgages.

34,179. But that results really from the difficulties of transfer and the cost of mortgages?—Yes, the cost and complexity of mortgages. For instance, supposing by this method a mortgage is understood by everybody and its existence is known to everybody, and a man with a few thousands wants to take a farm, there is a certain portion of the value of that farm which he can be sure to get in this way, because there is no question of title, there is no uncertainty or difficulty at all; it is a straightforward thing. Then he would be able to use his capital as business capital. He would have the risks of business and the returns of business if he is a skilful business man; if he is an unskilful business man, an unskilful farmer, he would lose; but that is because he has gone into a business for which he has not the requisite skill.

34,180. And if he is unskilful the sooner he gets out of it the better?—I think so.

34,181. And an easy and cheap system of transfer would facilitate his departing just as it would facilitate his entering?—I think so.

34,182. (*Lord Rendel.*) On the principle on which almost all other industrial enterprises have their capital divided into debenture and share capital?—Just so, only this I think would have advantages in elasticity and flexibility even above them, because the only question, if you wanted to put a mortgage on your land, would be:—"Is the land worth that, with such a "margin that practically I am safe." Now it has been often said:—"But, look, what a tremendous downfall "there has been in the way of value of land; could "anybody prepare for that." I do not think it is wise to frame a system so that a man can look 50 years ahead. It only gives him the sensation of being able to do it, for nobody can look 50 years ahead. But if the system is such that you can readily adjust yourself even to warnings which are warnings of small change, then there is no danger of coming into a condition where there is a terrible contrast between that which gave rise to the arrangement of interests, but which has passed away, and the state of things which you now have to face. I think it is most important that there should be as it were a ready response to change.

34,183. A fluidity of character attaching to the charges on land?—Yes.

34,184. (*Chairman.*) I presume you would say then that the present time, when the value of land is so greatly reduced, is a very good one for commencing a new system which would aim at facilitating the transfer and cheapening the cost of mortgage?—Exceedingly good. At the present moment, when there is undoubtedly a lack of investments for persons who want purely to invest, and not to go either openly or practically into business by taking business risks, I think it would be a very great advantage if there were these open land charges.

34,185. At the present time a great deal of land can be purchased at 10*l.* an acre, and on your supposition that the facilities of mortgaging would make it unnecessary for a purchasing farmer to buy the investment portion of the land, the amount of capital which he would have to invest at the present moment really for the purposes of trade would be extremely small?—Yes.

34,186. As the value decreases so the margin of what one may call the true plant value would be less?—Yes, that is quite true.

34,187. And it would decrease still more?—I think so.

34,188. Whereas in the case, say, of land, when it is worth 30*l.* an acre, the plant value might perhaps be 10*l.* an acre. When the value of the land is reduced to 10*l.* an acre, the plant value might be not more than 3*l.*?—Yes, that is very true.

34,189. Therefore a very small capital would suffice to enable the occupier to become owner, and to go upon the land in the position in which it is most likely he would do his best for the purpose of improvement?—Yes, that is very true. What I want to point out is this, that you can only get your money at investment rates by mortgaging only to the part which has

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investment value, because if the man is going to put his money in a mortgage on to the full value of the land he is really taking a trade risk. He has got what I call the plant margin in his investment, and all its ups and downs he has to bear. The consequence is you cannot expect mortgages for the full value of the land at investment rates, because they are not investments. If you want to get the low investment interest which makes the money such an assistance to the man of business (by which I mean the farmer) you must be content to leave such a margin in his hands as shelters the other and makes it a true investment.

Scheme of land purchase for tenants.

34,190. Then do you think it might be connected with some scheme for facilitating occupiers to become the owners of the land they farm? I feel sure of that. There, I think, is the error in almost all the propositions for enabling tenants to purchase the land they occupy. The defect is this. They are made to pay so much per annum until they have paid for their property, and the consequence of that is that at first they are paying much too little and that afterwards they are paying much too much. For instance, supposing you take property worth 500*l.*, and 500*l.* is lent, say at three per cent., and you pay back a small amount per year; at first you are only paying three per cent. for money which is equal to the total value of the land, which, as I say, is a trade investment; you ought to be paying very much more. But when you have gone on, and, we will say, paid half or three-quarters of it back, then you are no longer paying too little, because the balance due is secured on land of double its value, or four times its value, and you have got down into the position of a purely investment security. It follows that these systems of purchase are only possible if Government will guarantee, and Government in guaranteeing the payment of the full value of the land, as it does, and at first with no other security than the land, is taking an exceedingly bad investment, and it can only do it in exceptional circumstances.

34,191. It can do it in the case of Ireland, because the tenant's interest there is half the value of the land?—There, of course, they are only paying off what I might call the last half—the investment half—but I am not considering a case like that.

34,192. (*Mr. Lambert.*) That is the exceptional case? That is the exceptional case. Take a system of this kind:—Supposing without any Government guarantee you made the interest which is to be paid by the tenant for the purchase money of the property decrease as he paid off the burden, then you might by a proper scale get a system which at every moment was fair both to the landlord and to the tenant, and that without any Government guarantee. I will take figures to make myself a little more intelligible. I do not believe in agricultural land being an investment that ought to pay only three per cent. That is, in my opinion, a misunderstanding of the case. It is a business risk; and I should have thought five per cent. is about as low as persons ought to invest their money in land at, if they are going to do it, from a business point of view. Supposing it is five per cent. that we take; that represents the over-all risk of capital invested in agricultural land. Supposing that there is a farm worth 1,000*l.*; if we are going to have a system by which the tenant can say, "I am going to purchase," and he becomes the owner, and the 1,000*l.* is a charge on that property, it is quite clear he ought to pay the whole five per cent., because he has not improved his landlord's security one bit, and therefore he ought not to diminish his landlord's return. But if he can put in 250*l.* and reduce the charge to 750*l.*, then it is approaching a condition of a well-secured investment and the five per cent. might be made to diminish to four. What would be the consequence of that? The consequence would be that the rent, *i.e.*, the interest paid on the charge, would fall from 50*l.* to 30*l.* for that investment of 250*l.*, which is an investment at eight per cent., and yet the landlord is receiving a rate per cent. of return proportional to his risk as he was before. Neither has gained an advantage over the other. The eight per cent. that the man receives for his portion of 250*l.* is fair because it is secured on land in the dangerous position of a margin; and therefore it is, if I might put it so, a business risk of the more speculative type. If he adds another 250*l.* and reduces the charge to 500*l.*, then it may well be that the fair return for the risk of the landlord would be three per cent.; and then we should find that a man would reduce his risk from 50*l.* to 15*l.* by the investment of this 500*l.* Such a system would leave the parties paying and receiving at all time the right rate per cent., *i.e.*, that representing the risk that the capital is exposed to; and I think that the consequence would be that tenants would do their best to lower the rate per cent. which they were paying by getting that very trade margin into their hand which it seems to me is the thing that we want to see; and the ultimate result would be low mortgages, representing investment money put in at investment rates.

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The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Sixty-second Day.

Thursday, 15th November 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
The Right Hon. Baron Rendel.
The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Charles Isaac Elton, Esq., Q.C.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., } *Assistant Secretaries.*
Alan Mackinnon, Esq., }

Mr. L. J. Rutter.
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Mr. Lysaght John Rutter called and examined.

34,193. (*Chairman.*) You are a Fellow of the Auctioneers' Institute and a junior member of the firm of Messrs. Walter and Lysaght Rutter, Land Agents, Auctioneers, and Agricultural Valuers, are you not?—I am.

34,194. You have had a large amount of business connected with the sale of land in Essex?—Yes.

34,195. Especially in the worst parts of Essex?—That is so.

34,196. Have these transactions been specially in that part of Essex which have been reported upon by Mr. Pringle, our Assistant Commissioner?—Yes, that would be so.

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34,197. The very heavy clay districts?—Yes.

34,198. Have you found that in spite of the general depression, land is saleable there in small amounts?—Yes.

Recent sales of land in Essex.

34,199. And lettable in small amounts?—Yes, in small holdings.

34,200. What size of holdings do you mean?—Under 100 acres.

34,201. Still, not small holdings in the sense of the term that they are holdings for agricultural labourers, but for small farmers, you mean?—For small farmers.

34,202. And in spite of the great fall of prices of land in Essex you think that the land is saleable in amounts under that?—Yes.

34,203. Are you able to lay before the Commission a great number of cases in the last few years, where your firm has disposed of land in quantities of that size?—Yes.

34,204. Will you give some illustrations of it?—The first is Oliphant's farm at Basildon; that comprises 230 acres, and the price was 2,000*l.*

34,205. Will you put in that list of cases?—Yes, they are all as let and sold, and the prices and rents are those we obtained (*handing in list*).

34,206. The list consists of two cases?—Yes.

34,207. One of land sold, amounting to 21 cases, and the other of farms which you have let?—Yes.

34,208. (*Sir Nigel Kingscote.*) May we have the dates when those transactions took place?—Since 1890.

34,209. (*Chairman.*) All of them since 1890?—Yes.

34,210. I see in the first case that on Oliphant's Farm, comprising 230 acres, which was sold for 2,000*l.*, you say there that since that the house has been re-sold, and 66 acres for 2,295*l.*?—Yes. That sale took place this last few weeks.

34,211. When did the first sale take place?—I have not the exact dates, but they are all since 1890, so far as I believe.

34,212. How many in 1894?—Oliphant's was sold in 1894.

34,213. Both the sale and re-sale took place then, did it?—Yes; and Moat House Farm, Basildon, in 1894; Summer's Farm, Laindon, was re-sold in 1894. Then Hill Farm, Laindon, in 1894.

34,214. (*Mr. Chaplin.*) Were any let?—Yes. Lyndsay's Farm, in 1894; and Southall Farm, Ramsey; and Blue House Farm, Laindon; and Page's Farm, Dunmow.

Particulars of Scalders' Farm, Canewdon.

34,215. (*Chairman.*) As to Scalders' Farm, Canewdon; when was that let?—That was sold last year, in 1893.

34,216. You are speaking of Canewdon Farm, Rochford?—It is Scalders' Farm, Canewdon, Rochford.

34,217. That was sold as well as let?—Yes, that was sold as well as let.

34,218. When was it sold?—In 1893.

34,219. 179 acres were sold for 1,250*l.*, and then it has since been let for 140*l.* a year, I see?—Yes, that is so.

34,220. Do you know the condition of that farm?—It was out of cultivation.

34,221. Is it in a very bad condition?—It was in a bad condition.

34,222. Was it falling back into twitch?—Yes, the arable land was overgrown with twitch and weeds.

Sales in 1893.

34,223. May we have what you sold in 1893, as far as you can tell us?—Rose Hill Farm, East Hanningfield, was sold in the beginning of 1893.

34,224. In that case 40 acres were sold for 940*l.*?—Yes.

34,225. Was that land in bad condition?—No, that was in fair condition.

34,226. (*Mr. Chaplin.*) Whereabouts is that; is that in Mr. Pringle's district?—That is in East Hanningfield.

34,227. Where is East Hanningfield?—It is about seven or eight miles from Chelmsford.

34,228. (*Chairman.*) Was that in a bad district?—Yes, there are a great number of farms in that neighbourhood out of cultivation.

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34,229. What else did you sell in 1893?—Canewdon Farm, Rochford, Norpitts Farm, Canewdon, and Scalders' Farm.

Tithe.

34,230. (*Mr. Channing.*) On Scalders' Farm, may I ask whether there is a heavy tithe payable by the landlord?—Yes, there is a heavy tithe upon it.

34,231. (*Chairman.*) Could you give the amount of the tithe on that farm?—The tithe of that is 52*l.* 14*s.* 3*d.*

34,232. (*Mr. Chaplin.*) May I suggest that it would be for the general convenience if you give the dates first, and then the details?—I will give the dates so far as my memory serves me. Had I known that you wanted the dates, I would have had the dates of each farm.

34,233. (*Chairman.*) Perhaps you will supply the dates when you receive your evidence for correction?—Very well.

Condition of Essex in 1884 and 1894.

34,234. You will admit that so far as you know of that part of Essex, the state of things that now exists has existed for the last ten years?—We really did not find any difference in selling the land in 1890—we could sell it just as easily then as now.

34,235. Do you remember the condition of that part of Essex 10 years ago, was not it very much what it is now?—Yes, I do not think there has been any difference in the last four or five years.

Sales in 1893.

34,236. Have you now told us all the cases where there were sales or lettings in 1893?—Claverhambury Manor Farm was let in 1893, and Gooseley's Farm, near Yeldham, was let soon after it was sold.

34,237. In what year?—In 1893.

Tithe.

34,238. Now in all these cases was there a heavy tithe?—On Canewdon Hall Farm the tithe was 101*l.* 14*s.* 9*d.*

Land tax.

34,239. Do you know what the land tax was too?—No; I believe that particular farm was free of land tax.

34,240. (*Mr. Lambert.*) Are there any other outgoings beside the tithe or land tax or anything else?—Yes, but not paid by the owner.

Canewdon Hill Farm.

34,241. (*Chairman.*) That particular farm was also out of cultivation, and there was no valuation?—No valuation.

34,242. (*Mr. Everett.*) And it had two years tithe accumulated on it, and a third beginning to run?—That I could not say. The tithe was paid by the vendors up to the time of purchase.

Tithe.

34,243. (*Chairman.*) I presume in that case of the Canewdon Farm, if it had not been for this high tithe the price would have been very much higher?—Yes; it works out at 5*s.* 10*d.* an acre. It is rather high.

34,244. That being a preferential charge it is almost half the value of the land at 3,000*l.*?—The tithe is slightly reduced now.

34,245. That is the commuted value?—Yes.

34,246. And it would now be rather less?—Yes.

34,247. It would be about 75*l.*?—I believe it is actually 74*l.* and some odd shillings.

34,248. That would represent a value of nearly 2,000*l.* considering that it is preferential charge?—Yes, quite that.

34,249. And if it was free of tithe, the value would have been very much higher?—Yes, certainly.

34,250. Now in the case of lettings referred to I presume that in all cases the land owner would pay the tithe and therefore the rent includes the tithes?—The rent includes the tithe.

Effect of high tithe and land tax.

34,251. Do you consider that the high tithe and the high land tax in Essex is a very considerable burden to those proprietors?—I do.

34,252. And as a general rule it detracts very much from the selling and letting value?—Yes.

34,253. It makes it more difficult to sell?—In some cases very difficult.

34,254. Can you point out any special case of difficulty?—Yes, the Norpitts Farm, Canewdon. The tithe of that was very high, 112*l.* 11*s.* 3*d.*

34,255. I gather from the list that you put in that the smaller holdings from 20 acres up to 60 acres, or thereabouts, sell and let for a much better price, relatively, than the much larger ones?—Yes, that is so.

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Sub-division of farms.

34,256. How do you account for the fact that these larger farms are not broken up into smaller ones?—The owners do not seem inclined to lay out the amount of money that would be necessary in making additional farmhouses and buildings.

34,257. If that could be done, much of this land that is now in large farms uncultivated might be sold or let again?—Yes, in some districts.

34,258. But in the worst districts would that be so?—In some of the districts, no doubt, they would let and sell.

34,259. The difficulty is, that they are let as large farms, and the buildings are only appropriate for large farms; is that so?—Yes; with some of the holdings it would be expensive and difficult to divide them, on account of having no roads.

Sale of small farms in Essex.

34,260. Then should you say, as the result of your experience, that even in the worst part of Essex, if the land is in comparatively small farms, that it can be both sold and let?—Yes, if there is a fair proportion of grass.

34,261. If there is a fair proportion of grass; what should you say would be about a fair proportion?—About a third.

34,262. Do you mean old grass?—In some cases I have sold it, if properly laid down, even with a new pasture.

Grass land.

34,263. (*Viscount Cobham.*) We have been told that there was no grass in the west parts of Essex?—I could not agree to that at all. My experience is to the contrary.

34,264. (*Chairman.*) But in most cases that you have had to deal with, there are some portions in grass?—Yes, in very good grass indeed.

34,265. (*Mr. Lambert.*) Is it a general rule that there is very good grass on the farms?—In some of the holdings.

34,266. Would it be a general rule?—I might say, yes, as a general rule. On these farms of Canewdon, there was a certain portion of land in very good old pasture.

34,267. Yes, but these are farms that you have sold yourself. I am speaking rather more generally of Essex. Is there a fair proportion of grass? You said one third grass, good grass, in Essex?—No, I could not say that there is, because the majority of the farms are arable.

34,268. And these arable farms would not be so saleable?—Not if they are all arable.

Area of land out of cultivation.

34,269. (*Chairman.*) Take the case of Oliphant's Farm, of 230 acres, sold at 2,000*l.*, and since re-sold 60 acres for 2,295*l.* In this plan of Mr. Pringle, I think that farm is indicated as being all tumbled down into bad grass?—Yes, that is not the case.

34,270. Of course, Mr. Pringle in this particular case may have been led astray; but as a matter of fact the land is not in the condition as reported in this map?—No, it is not. This last year there were some splendid crops, last year it was too dry; but there have been some very good crops indeed. There is, roughly, about 50 acres of old meadow land on the farm.

34,271. Out of 230 acres?—Out of 230 acres.

34,272. Would you say, judging from the fact that on some of these farms a certain portion, as in the case of Oliphant's Farm, has good old grass, that it is reasonable to suppose that the remainder could be laid down into grass?—Yes, that could be laid down. That is a catalogue of the particular sale (*handing in the same*).

34,273. Can you point out where that is in this map of Mr. Pringle's?—Yes, that is at Basildon.

Great Gubbins' farm.

34,274. Take the case of Great Gubbins farm, what number is that?—It is not in the list.

34,275. What is the condition of Great Gubbins' farm?—That is out of cultivation, but there is a considerable amount of old meadow land on that.

34,276. Is that marked on this map?—Yes, that is all marked black.

34,277. Have you got it in hand for sale?—We have.

34,278. And have you had an offer for it?—Yes, within the last few days, 20*l.* an acre for sale.

34,279. What is the acreage of that farm?—About 360 acres.

34,280. That is relatively a much higher price for the size of the farm than any of those in your list?—Yes, it adjoins the railway station. We have also had offers to rent it.

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34,281. What offer have you had to rent it?—We had an offer to rent it on lease, 14 or 21 years, at 10*s.* an acre the first year, and 1*l.* an acre afterwards.

34,282. The land owner paying the tithe?—Yes, the land owner paying the tithe.

34,283. What is the tithe there?—I do not remember the exact amount of the tithe on that particular farm.

34,284. I presume it is considerable?—It is about 5*s.* an acre.

34,285. (*Mr. Little.*) And the land tax?—That I do not know.

34,286. (*Chairman.*) And on this the tithe is 5*s.*, an acre, and have you got an offer of 20*l.* an acre to purchase?—To purchase, yes.

34,287. What is the amount of old grass upon it?—I should think, roughly speaking, about 40 or 50 acres.

Sub-division of farms.

34,288. Have you had the experience of the sale of land for very much smaller holdings?—Yes, considerable experience of cutting up farms in holdings of from one to 10 acres.

34,289. Whereabouts?—In that particular district around Laindon and Basildon.

34,290. Could you give any facts with regard to any one of these sales?—Yes, we have cut up Summer's Farm, and resold that in small lots; and we are dealing in that way with Oliphant's and Moat House farms.

34,291. What was the price paid for it, before it was cut up?—Summer's Farm, Laindon, 162 acres, 2,000*l.*

34,292. How near is that to the station?—It is about two miles-and-a-half from the station.

Sale of small holdings.

34,293. And then it was laid out in a sense, I suppose?—No, it was not laid out; we sold it at two or three acres at a time as the opportunities occurred, small holdings for agricultural purposes.

34,294. How much have you sold in that way?—About 146 acres.

34,295. But how many lots?—If I remember rightly, about 16 or 17 lots.

34,296. And at what kind of rates?—At from 15*l.*, to 25*l.*, an acre.

34,297. The purchaser paying the price spread over a term of years?—No.

34,298. Paying down?—Paying down on completion.

34,299. What class of people have bought?—One gentleman was a farmer in Wiltshire, who used to farm about 600 acres; he bought a house and 40 acres. And some of the others are salesmen. One man is a salesman in Covent Garden Market, and the other keeps a small market garden at Deptford and a greengrocer's shop; and another is a retired farmer; and another purchaser has purchased with the idea of using it as a poultry farm.

34,300. Have these persons built houses there?—Yes.

34,301. All of them?—Yes.

Sub-division of farms.

34,302. Have there been other cases of the same kind within your experience?—Yes; we are dealing in the same way with Oliphant's farm.

34,303. How many lots are you going to cut that up into?—We have only sold, up to the present, four or five lots.

34,304. And you have only begun lately?—Quite lately. There was a tenant till last Michaelmas, so that we have not been able to do much with it.

34,305. What size of lots have you sold it in?—From three to eight acres. One gentleman has bought about 40 acres.

34,306. How near is that to the station?—It is about 2½ miles from Pitsea and 3 miles from Laindon.

34,307. Do you transact the sales for them?—That is so.

34,308. The purchaser may have made a good thing. You say he has re-sold the house and 66 acres for 2295*l.*, and he gets the residue for nothing, and he now is re-selling it in lots for which he is getting 15*l.* or 20*l.* an acre?—More than that on that estate. We have sold some at 35*l.* per acre without a house.

34,309. And if he can sell the remainder by degrees at anything like that price, he may make a good thing of it?—A great many more lots would have been sold, but we could not deal with it until the tenant gave it up last Michaelmas.

34,310. Have there been many other cases where farms have been bought and made into small holdings?—We have sold some of the Hadleigh and South Benfleet.

34,311. Have other persons bought and sold in the same way?—Yes, but I believe in small lots, more for building plots.

34,312. (*Mr. Chaplin.*) Is that in the list here that you are speaking of?—Yes, Badger Hall, Hadleigh.

34,313. (*Viscount Cobham.*) How far is that from London?—About 30 miles.

34,314. (*Mr. Long.*) Is Hadleigh the same place where the Salvation Army have their settlement?—It is about two miles from it.

34,315. Their settlement is at Hadleigh?—Yes, at South Benfleet.

Decreased demand for small holdings.

34,316. (*Chairman.*) Should you say that there is a demand for small holdings of this kind?—No, I do not think that it could be done to any extent, because the sale has fallen off very much during the last two years.

34,317. (*Mr. Chaplin.*) The sale of small holdings?—Yes, the sale of small holdings.

34,318. (*Viscount Cobham.*) Do you mean for residential purposes, or for agricultural purposes?—For agricultural purposes.

34,319. (*Chairman.*) Now I suppose you fully recognise that the district is suffering severely from depression?—Yes, I should say so. The land there is rather stiff.

Burdens on the land.;

34,320. Have you any suggestions to make as to what can best be done with it?—Well, there are great drawbacks in selling the land there; one is that the tithe is high, and the rates are very high, and the roads are very bad indeed. In fact, the roads from Laindon Station to Basildon are at times almost impassable.

34,321. Do you here complain of the land tax too?—Yes, the land tax is rather high; but on these particular farms we have been dealing with, it is free of land tax. The land tax has been redeemed.

Sub-division of farms.

34,322. I presume, from the evidence that you have given, that you consider that the fact that so much is laid down in large farms is a further difficulty?—It is a difficulty to lay them out in many cases; the farms would not be suitable for cutting up. On many of the large holdings on account of not having sufficient road frontage, they would not be able to build houses without making roads.

Small holdings.

34,323. When you spoke just now of the demand for small holdings falling off in the last two years, you meant the very small holdings, not the small farms?—I mean very small holdings for sale.

34,324. From one acre up to ten acres?—Yes.

34,325. But for small holdings, which are small farms from 10 acres up to 80, you still find a demand?—That is so.

Deterioration of the land.

34,326. I presume that the very deteriorated condition of the land accounts for the difficulty of selling and letting too?—I should say so.

34,327. Is much of the land in such a condition that it would require 8*l.* or 10*l.* an acre to put it into good condition?—I should say not. Some of the land that has seeded itself down in some cases would be better, I should say, left as it is. I do not think that it would pay to break it up at the present time.

34,328. (*Mr. Chaplin.*) What is it worth in its present condition?—For selling or letting?

Value of land.

34,329. What is its value per acre; what would you take for it yourself?—It depends upon the position—from 7*l.* to 10*l.* an acre.

34,330. I mean the rent?—About six or seven shillings an acre.

34,331. What does the tithe amount to?—In many cases the tithe amounts to the rental value of it.

34,332. (*Viscount Cobham.*) How can it pay to put up the necessary buildings?—I am speaking of larger holdings. Smaller holdings we can let at 1*l.* per acre, but it is the larger farms that we find a difficulty about.

34,333. (*Chairman.*) It is the larger farms in a deteriorated condition with a high tithe where the tithe amounts to almost the letting value of the land that you find a difficulty?—Yes, in those cases it is very difficult to let them at a fair rent, especially when they are all arable land and a distance from a railway station.

34,334. And looking at the condition of the land?—Yes, taking the condition of the land into consideration.

34,335. And there you doubt whether it would be worth while to put the land into good condition?—That would mean a considerable outlay in a great many cases.

34,336. What kind of outlay, 8*l.* to 10*l.* per acre?—No, about 5*l.* or 6*l.*

34,337. (*Sir Nigel Kingscote.*) As to these instances you have given us, have you acted simply as the auctioneers in the matter, or have you speculated and bought some of the land and re-sold it?—We have simply acted as agents for the vendor or purchaser as the case may be.

34,338. (*Mr. Little.*) Are these sales that you have given us particulars of in all cases sales of the entire farm, or portions of them?—They have been sales of the entire farm except where we have sub-divided them and re-sold them.

34,339. In letting the farms the rent in all cases was inclusive of tithe and land tax, if any?—That is so.

34,340. There are no other outgoings falling upon the landlord?—No.

34,341. No sewers rate?—Nothing of the kind.

Conditions of letting.

34,342. What are the general conditions upon which the farms are let? Are they all let on pretty much the same terms as regards wheat cultivation and sale of produce?—No, in some cases there are restrictions as to the sale of produce.

34,343. Is there a valuation to be paid on entry?—Yes, as a rule.

Valuation.

34,344. Is the custom of the country a heavy valuation?—In some parts of Essex it is rather high.

34,345. Where there have been fallows it would be rather a heavy entry?—That would be so.

34,346. But owing to the present condition, the fallows not having been taken on entry, it would be comparatively easy?—Yes.

34,347. What would the valuation amount to on a purely arable farm on the average?—About 30*s.* to 2*l.* an acre if it had been pretty well farmed.

34,348. That on a nett rental of the landlord of how much?—Say about 12*s.* to 15*s.* an acre.

34,349. Then 2½ years landlord's rent would be the cost of the valuation of the incoming tenant?—Yes, where the farm has been fairly well farmed.

34,350. Have you in letting these farms been able to get from the incoming tenant the full amount of the valuation, or have you had to give it?—No, in each case we have always got the full amount of the valuation.

34,351. (*Mr. Chaplin.*) Are you a member of the Surveyors' Institution?—No, I am not.

34,352. Are any of your firm connected with it?—No, we are not.

Deterioration in cultivation.

34,353. When you speak of the outlay that would be necessary to restore this land into good condition, you speak from a practical knowledge of farming?—Yes, I have been a tenant farmer myself.

34,354. (*Chairman.*) Where have you held your farm?—In Surrey and Kent, and Hertfordshire, and in Essex.

34,355. In the west part of Essex?—No.

34,356. (*Mr. Chaplin.*) Take the case of the worst and strongest clay lands in Essex; we are told that in great quantities they have gone out of cultivation and become practically derelict. How much per acre would it cost to restore it to its former condition?—It would depend a great deal upon the soil and the situation of the farm.

34,357. I am speaking of the worst and strongest clay lands?—About 8*l.* to 10*l.* an acre of the very stiff clay lands.

34,358. Such as has been described to us as three horse land?—That would be so.

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34,359. In the case of three-horse land it would cost 8*l.* to 10*l.* an acre to restore it?—Yes, to get it into a fair state of cultivation again.

Sale of land.

34,360. In the case of Oliphant's farm you speak of, that was bought by you for a client, and is in course of being re-sold again?—Yes.

34,361. Does the same thing apply to most of the other instances you have given; are they bought for residences or for purposes of re-sale?—No, with the exception of three farms the others have been all bought for agricultural purposes.

34,362. By the people who farm them themselves, or who desire to let them?—No; in the majority of cases they have been sold to people who wish to farm them themselves.

Condition of farmers.

34,363. In the case of your own sales that you made so long ago as 1890, have you any information as to the present condition of the people farming them?—Yes, I was over one a few days ago, and I found the farmer doing very well indeed.

34,364. Does that apply to most of them?—To many cases.

34,365. The majority of cases?—Yes, the majority of them.

34,366. (*Mr. Channing.*) What size farm was this which was doing well?—173 acres, Westwick Farm, near Farnbridge.

Land out of cultivation.

34,367. (*Mr. Chaplin.*) The majority of these instances which you have given us, I understand, are in the worst districts?—Yes, there is a considerable quantity of land out of cultivation.

34,368. Are the majority of them strong lands?—Yes.

34,369. As a rule there is nothing exceptionally favourable in those particular instances?—No, I should say not.

34,370. They are a fair sample, we may take it, of the bad strong land in Essex that has gone out of cultivation?—Yes.

34,371. On an average what have they given for it per acre?—The farms in Canewdon would average from 7*l.* to 9*l.* per acre.

34,372. Taking the instances that you have given us together, what would the general average be?—I should think about 14*l.* to 15*l.* per acre.

34,373. (*Chairman.*) It would appear from the list that the price of the larger farms is relatively much less than the smaller ones, as you go down the price increases?—Yes.

34,374. (*Mr. Chaplin.*) I understood that. (*To the witness.*) Then 14*l.* to 15*l.* an acre would be about the average for this bad land, and some of it has been bought and gone quite out of cultivation?—Quite. I might mention that that land at Canewdon is not only a great distance from the station and out of cultivation, but it has a very expensive sea-wall to keep up.

34,375. In addition to the 14*l.* to 15*l.* an acre on this extremely bad land, according to you it would take 10*l.* per acre more to restore it into decent condition, which would come to from 24*l.* to 25*l.* per acre?—On some of the farms it would be necessary, but in most cases the tenants have bought them with the idea of using them for grazing purposes.

Condition of farmers.

34,376. In spite of this very large outlay on this extremely bad land, they are making it pay; doing well you say?—Yes.

34,377. What is the character of the grass where it has tumbled down itself to grass?—In some cases rather poor.

34,378. What is the grass worth an acre?—To rent?

34,379. Yes.—Well, not more than 5*s.* or 6*s.* per acre in some parts of Essex.

34,380. How do they make a profit when they to spend 24*l.* to 25*l.* an acre?—In this one particular instance the person who purchased is a cattle dealer and breeder.

34,381. That was an exceptional case; but in the case of the others who are doing very well?—The others doing well are using it for a dairy farm.

34,382. Are any doing well who are not using the land for those two purposes?—Yes; the tenant of Clavorhambury Manor Farm is doing very well.

34,383. What purpose is he putting it to?—He is using it for grazing stock and growing hay.

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34,384. (*Viscount Cobham.*) Is that in the Canewdon district?—That is at North Fambridge, in the Maldon district. That farm also has about a mile or a mile and a quarter of sea-wall.

34,385. (*Mr. Channing.*) Is that occupied by the purchaser?—That is occupied by the purchaser; he is a Scotchman.

Sub-division of farms.

34,386. (*Mr. Chaplin.*) In regard to this farm of Oliphant's, that is rather an exceptional case. I understand that is being sold for the purpose of small holdings?—That is so.

34,387. For market gardens and for poultry?—That is so.

34,388. Do you know how the people who have taken it for that purpose are succeeding?—I believe fairly well. They have not been long enough on that particular farm.

34,389. How long have they had it?—Only a matter of a few months.

34,390. That is an experiment yet to be tried?—But adjoining the Summer's Farm, at Maldon and Basildon, some of them are doing fairly well, and are increasing their holdings.

Demand for farms.

34,391. I suppose there is an enormous amount of land in this district in the market that people would be very glad to sell?—Not that I am aware of; unless they could get their price. I find a difficulty in finding farms in that district for clients.

Sale of land.

34,392. What is the land you have sold altogether since 1890?—The selling and letting amounts to something over 5,000 acres.

34,393. And you found a great deal of difficulty in getting it?—In getting land at a fair marketable price.

34,394. At 10*l.* or 15*l.*?—At 10*l.* or 12*l.* an acre.

34,395. What could you get it for, have you any idea?—Well, I do not know of any for sale in that particular district anything like that price at the present time.

34,396. How do you hear of the land?—As a rule we advertise for it, if we have a client who wants land in that particular district.

Demand for farms.

34,397. Have you plenty of clients wanting it; is there a considerable demand for the land?—We have a great number—we have several clients who would purchase estates.

34,398. At what price?—10*l.* or 12*l.* an acre.

34,399. That is, that there is a considerable demand for this land even now, according to your experience, at a price which, including the necessary outlay upon it, would be something like 20*l.* an acre?—Yes, we find it so. They are principally Scotch farmers, and farmers from the west of England, and they get it into cultivation by degrees, a small portion at a time.

34,400. (*Chairman.*) I understood you to say that many of the purchasers did not intend to lay out the money in improving, but rather to keep the land for cattle and so forth; is that so?—That is so.

34,401. (*Mr. Lambert.*) Is it improved by degrees?—That is so.

34,402. (*Mr. Long.*) Are these cases that you have given us all in Essex?—All in Essex.

34,403. And these applicants that you say you have in such considerable numbers, are they willing to take farms only in Essex, or would they go elsewhere?—No, the applicants that I speak of now, want farms in Essex at a low price. We have not any land in other counties at anything like that price.

34,404. But there is a great deal of land at 10*l.* and 12*l.* an acre?—That is so, considerably further from London.

34,405. How many miles is this from London?—The land round Laindon is 22 miles from London.

Sub-division of farms.

34,406. Would you say that there is a great deal of land within 50 miles of London that has been sold, or would be sold if they could find purchasers even at a less price than that?—There has been some sold in Hampshire; large sheep farms; and we have sold some at 5*l.* an acre. They have been large holdings, entirely arable.

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34,407. Those would be for those purposes you mentioned?—It would not be for cutting up, as it is a long way from the station, and there is not a sufficient road frontage.

34,408. But supposing a certain distance from a station. You are near to a station when you are three or four miles from it?—Well, Whitchurch is two-and-a-half to three miles, at the outside.

34,409. Do you think there is any difficulty in breaking up those large farms? Would not it depend upon the nature of the land?—Some of the stiffer land I do not think it would answer to break up. That is entirely arable where there is not sufficient road frontage to enable an owner to build a house and buildings at the side of the road.

34,410. Are you aware of the chalk lands of Oxfordshire, Berkshire, and Wiltshire?—Yes.

34,411. Do you think that that principle could be applied to the Down lands?—We have tried it in the neighbourhood of Whitchurch, and it has answered fairly well; but not so well as in Essex, because the land on the chalk is not suitable for fruit growing.

34,412. Do you mean Whitchurch, near Andover, Lord Portsmouth's place?—Yes.

34,413. But only a portion of the parish of Whitchurch is land of the description that I am referring to. There is a large quantity of excellent grass land, and water meadow at Whitchurch. The Test flows through and there is excellent grass?—Yes.

34,414. But I am rather directing your attention to the big Down farms; for instance, the district that lies between Andover and Winchester; or take the country that lies between Devizes and Salisbury; or in Berkshire, the country that lies between Churn and Swindon, where those manœuvres have been held on two or three occasions; do you think that land of that character is capable of being broken up into the small holdings that you have been alluding to?—Yes, I should say so.

34,415. I think you said just now that the want of railway communication and road frontage was the difficulty?—Yes.

34,416. Where is the railway communication, on Salisbury Plain?—On Salisbury Plain there would be a difficulty.

34,417. On any of the Down lands there is no railway communication to any of those parts of the country that I am speaking of?—If it is too far from the station it is almost impossible to sell it.

Tithe.

34,418. (*Mr. Dalton.*) Have you had any experience in the sale of tithes in Essex?—No, I have not.

34,419. There is a farm, Claverhambury Manor Farm, in which you give the price of the tithe rentcharge as 100*l.*?—That is a tithe rentcharge, that does not vary, that has been always 100*l.*

34,420. It is not the price given for the rentcharge; that is the annual rentcharge?—That is the annual rentcharge.

34,421. Because it is entered under the heading of prices in your table?—It should not have been; it was a clerical error.

34,422. Can you say at all what the capital value of the tithe is when put up for sale; how many years purchase would be given for this tithe in Essex which is very near the rent?—No, I could not.

Buildings.

34,423. What class of farmhouse and buildings are there on most of those farms?—Fairly good.

34,424. They represent a considerable portion of the purchase money, in some cases?—No. Although I say fairly good, on Oliphant's farm the value of the house was about 400*l.*

34,425. You do not think that in most of these cases the value of the farmhouse has greatly affected the price of the farm?—No, I do not think it has. It has been an inducement where there was a fairly good house, although lath and plaster, for the purchaser to buy, because they have been roomy.

34,426. What is the object that makes the owners unwilling to part with this land for 10*l.* or 12*l.* an acre?—I do not say unwilling altogether, but they do not care to sell; in many cases they have paid a great deal more for the land, and they are trying to see if there will be an improvement, and then sell it.

34,427. (*Chairman.*) They are waiting in hopes of better times?—Yes. *Mr. L. J. Rutter.*

34,428. And in some cases the land may be mortgaged heavily, and the owner has got no margin?—That is so. In a great many cases these farms were sold by the mortgagees. 15 Nov. 1894. Mortgaged properties.

34,429. (*Mr. Lambert.*) What do you consider is the ordinary size of a holding in Essex?—The majority of the farms are large holdings of from 300 to 400 acres. Sizes of holdings

34,430. Are they lettable?—Under 100 acres they let readily.

34,431. And the land that has tumbled down to grass is let for 5*s.* to 6*s.* per acre?—Yes.

34,432. And to bring it back under a proper state of cultivation you say would take 10*l.* an acre; and how much would you let it for then?—It would depend upon the position of the farm to a certain extent.

34,433. Presuming that a man took one of these farms, and spent 10*l.* an acre upon it, and brought it back into a decent state of cultivation, and the land was worth 5*s.* or 6*s.* per acre before, what would it be worth then?—Probably 15*s.* an acre.

34,434. Do you think that the additional outlay would be recouped in additional rent?—It might. It would depend upon the position of the farm and the class of farm.

34,435. (*Mr. Channing.*) I want to ask you whether, in connexion with Scalders' Farm, Canewdon, the nett rental would be about 90*l.*?—Yes. Sub-division of farms.

34,436. I am taking that as an instance merely. In your experience of similar cases, is the present purchase price sufficiently low to enable a landlord in splitting up a farm to leave a margin for putting up the necessary buildings?—Yes, I should say so.

34,437. If he re-let it in small holdings?—For instance, in Oliphant's Farm the present purchaser has purchased a house and buildings, with about 48 acres, and we have a client who would be willing to rent that at 100*l.* a year, although the last tenant only paid 60*l.* for the 230 acres.

34,438. On Westwick Farm would you mention the tithe?—I do not remember the exact amount of the tithe on that farm.

34,439. With regard to the water supply. Is it your experience that the want of water prevents any of those farms being let?—Yes, it is a great drawback in both the letting and selling of farms; especially to those farmers who have come from districts where they have had a good water supply. Deficiency of water supply.

34,440. Is it possible in its present economic condition to provide those clay districts with a water supply?—Not in a district where there are not many houses, but in a district where the land has been cut up I think it would pay to provide a water supply.

34,441. (*Mr. Everett.*) Do you know Laindon Station?—Yes, very well indeed. Sale of land near Laindon.

34,442. There have been farms there both allotted out and sold—a great deal to London people—is not that so?—I believe so, adjoining the station.

34,443. And a good many of the purchasers, after paying the deposit have abandoned the land altogether?—That I am not in a position to say, because I have not had anything to do with the estate; but I see some houses now being put up on the estate.

34,444. Have you been that way in the last few months?—I go down there, as a rule, once a fortnight.

34,445-6. I was there a month ago, and saw a number of plots apparently abandoned, and I was told that the purchasers had washed their hands altogether of them?—Quite so.

(*Chairman.*) I was there too. Some of those farms were put up in lots. Persons were invited from London on the promise of return tickets free and no charge for luncheon, and then after luncheon they put up those things and the purchasers were only asked to deposit five per cent. Under the influence of the luncheon they bought at from 15*l.* to 20*l.* an acre, and having paid their deposit they never turned up again. There are about a dozen cases of that kind in that district, and some of the land is most undesirable.

(*Witness.*) Perhaps I might state that many of those people who buy small holdings do not read the restrictions; and after signing the contract I am told that

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the restrictions are such that they have not capital to put up the houses necessary, and therefore, rather than borrow they let it fall through. I know two cases of purchasers who have done that and bought elsewhere where there were no restrictions.

34,447. (*Mr. Everett.*) I saw places where fruit trees have been planted and the whole expenditure has been abandoned, and they are standing there still and the land is derelict?—I think in some cases the men have bought land and are going down to build houses on it. I know of two cases of men who have bought the land for that purpose, and later on they intend to build upon it.

34,448. (*Mr. Elton.*) These small holdings would be generally purchased for residential purposes?—No, I do not think so in that district, because the roads are not sufficiently good.

Markets.

34,449. I have only one question as to one of your suggested remedies. You say, "better facilities for market;" is it your idea that there ought to be an Act for regulating markets? I think if the authorities of the various towns held a market say, once a week, or once a fortnight, that it would be an inducement for purchasers to go there, and also small farmers could have a stall and sell their own produce.

34,450. That is if the tolls were not heavy?—If the tolls were not heavy.

34,451. And to get markets with light tolls you would have in many cases to alter very much the existing system of markets?—That would be so. It is carried on to a certain extent in several towns in the north of England to an advantage.

34,452. Did you have anything particular to do with the market system of Essex when the Market Commission sat?—No, I did not.

34,453. You have not read their recommendations?—No, I have not.

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34,454. (*Viscount Cobham.*) Where else did you farm in Essex?—In the Loughton district.

34,455. Not in this very distressed district?—No.

Grass land in Essex.

34,456. What grounds have you for disagreeing with Mr. Pringle as to the ability of this very stiff land to carry grass?—Well, I have found myself that it carries grass fairly well if properly laid down.

34,457. You have seen the grass growing on those derelict farms?—I have; in fact, I have more than that. I have had some seeded down for various clients.

34,458. Ordinary meadow grass?—Ordinary meadow grass, and they take very well if properly attended to after seeding down.

Drainage.

34,459. I think Mr. Pringle says that those lands are water logged in the winter, and in the summer they get burnt into a brick?—Yes, where the water has not been drained off. That is one drawback in some of the farms in Essex; one owner will keep his ditches all right and the adjoining owner does not drain them and and it is impossible to keep the water off the land in that case.

34,460. It is necessary that the land shall be well drained before anything like good grass would grow; is that so?—That is so; the small furrows that they plough out are almost too small for the grass, they ought to be deeper to enable the surface water to get off.

34,461. (*Chairman.*) When you speak of seeding down, could you do that without steam ploughing and get rid of the twitch?—I think in the majority of cases it could be done with horse labour.

34,462. By seeding it down, you mean that the land should be just cultivated?—Yes, and land should be cleaned.

The witness withdrew.

Mr. W. H. Hall.

Mr. W. H. Hall called and examined.

Mr. W. H. Hall.

34,463. (*Mr. Little.*) You are a landowner in the counties of Cambridgeshire, Oxfordshire, and Buckinghamshire, I believe?—That is so.

Acreage of estates.

34,464. Will you give us the extent of your estates in the different counties?—In Cambridgeshire I am a life tenant of, in round numbers, 5,600 acres.

34,465. (*Chairman.*) Is that the celebrated Six Mile Bottom?—Yes; the game is the most valuable part of it. Then in Buckinghamshire and in Oxfordshire I have 2,500 odd, making in round numbers 8,000 acres.

34,466. (*Mr. Little.*) Have you been in possession of those estates for many years?—I succeeded to the Six Mile Bottom portion—that is practically half, 2,800 acres—to the late General Hall in the year 1872, those acres having been purchased by him about 50 years previously for upwards of 100,000*l.* I am sorry to say I have not the exact figures, but I am certain that I am under the mark. To the other half of the Cambridgeshire—that is 2,800—and the whole of the Buckinghamshire and Oxfordshire estates I succeeded by inheritance to another uncle, Major Hall. These estates had been in our family perhaps a couple of hundred years; in fact, longer than I can go back to. I may mention that I succeeded to the first, which had been purchased, because I think that is an important point as to the figures that are coming. (*See* Appendix III.) Shall I go into those figures now?

Character of estates.

34,467. I will ask you a question upon that immediately. Will you tell us the nature of the land and the purposes for which it is devoted principally?—I may say, roughly speaking, that of the 8,000 acres it is fairly good land; that is including Buckinghamshire and Oxfordshire (about which I am putting in a separate statement) which will be best illustrated by the figures I present. The total rent of the whole estate was about 12,000*l.* a year. The total gross rental at its highest rental——

34,468. Would that be about 1874?—That would be about the time that I succeeded to the Six Mile Bottom estate.

34,469. About 20 years ago?—Exactly.

34,470. But the character of the agriculture in Buckinghamshire and Oxfordshire would differ somewhat from that of Cambridgeshire?—It would. I will first deal with Cambridgeshire, and make a separate statement about Oxfordshire and Buckinghamshire, when I find it necessary to mention those other estates.

34,471. But to deal with the Cambridgeshire estates; will you give us an idea of them?—The whole of that is arable land—some of it excellent. The late Mr. James Howard, passing one of my farms, remarked to me, "Land cannot be better than this," and over the same farm I was walking with Mr. Joseph Arch, who said to me, "Mr. Hall, what do you get an acre for this?" I said, "35*s.* an acre." Mr. Arch said, "It is giving it away." That was in the year 1874—that illustrates the nature of the best of my land.

Rent.

34,472. Can you give us particulars of the rental of your Cambridgeshire estate at different periods?—I have made out here a statement covering particulars of twelve principal holdings into which it is divided containing altogether 4,810 acres of land. Would you like to have each farm?

34,473. You can give us the figures afterwards and the total now?—The rentals in 1879 of those 4,810 acres was 7,068*l.*

Reductions in rent.

34,474. That is the gross rental?—That is the gross rental. The present rental reduced, I may say finally reduced, is 4,139*l.* (*See* Appendix III.)

34,475. (*Mr. Everett.*) I think you laid emphasis on the word "finally"?—Yes, because I shall not be there if it be reduced further. I am really my own agent in Cambridgeshire, and you will see from those figures I could not remain myself if I reduced further. However, that is perhaps not very important; but I could not be a party to it because my legal and other obligations force me to reduce it no further.

34,476. (*Chairman.*) What do you mean by that—that there are charges upon that estate?—There are.

34,477. Which prevent you taking less—do you mean that you would be compelled to sell if you could not get that?—I could not in any sense of the word pay my way. It is not a very long list—would you be kind enough to look at it?

34,478. Farms rental 4,479*l.*, cottages and garden land 231*l.*, allotments, separate, 95*l.*, shooting 300*l.*;

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making a total of 5,105*l.* The outgoings are tithe, 447*l.*, rates and taxes 477*l.*, insurance 77*l.*, improvement charges 1,281*l.*, schools, reading rooms, etc., 167*l.*, buildings, 324*l.* What does that mean?—New buildings.

Expenditure on improvements.

34,479. Repairs 980*l.*, miscellaneous 79*l.*, management 200*l.*; what are the improvement charges distinguished from the repairs?—Chiefly for cottages that I have been steadily building for twenty years, and buildings to an extent which was perhaps imprudent only one went on hoping against hope, and I could not bear to have disgraceful tenements on my estate—that is the literal truth. But my agent has been constantly pulling me up, and telling me I was ruining my family, which indeed I have partly done.

34,480. (*Viscount Cobham.*) Have the charges run out?—They won't substantially begin to run out before six years. I began charging in 1873, and was charged for 25 years.

Rent.

34,481. (*Chairman.*) The outgoings reach a total of 4,035*l.*, and deduct that from the income it leaves a balance of 1,000*l.*?—Exactly.

34,482. And do you charge your estates with 20,000*l.*?—That is the Cambridgeshire Estates—that is the round figure.

34,483. The 1,200*l.* is the interest on the 20,000*l.*?—Yes.

34,484. 1,281*l.* is the interest you have charged the estate with?—Yes.

34,485. (*Mr. Little.*) The interest and instalment of capital?—Yes.

34,486. (*Chairman.*) The result of these figures in 1892 is that 1,070*l.* is the nett balance of income out of 5,105*l.* received as rent?—Out of 5,600 acres.

34,487. Out of 5,105*l.* nominal gross income?—Yes, and that does not include subscriptions, or any manner of charge, except strictly estate rentcharge.

34,488. (*Mr. Little.*) Can you compare the gross and nett income from farms at different periods?—I find in 1883 my gross income was 7,258*l.* 5*s.* 2*d.*, and my outgoings then were 3,779*l.* 7*s.* 9*d.* You will observe that there is a substantial increase in the outgoings, because of building new cottages, and that accounts for the main increase in 1892, leaving a balance in 1883 of 3,478*l.* 17*s.* 5*d.* on the Cambridgeshire Estate. In 1888 the gross income—actually what I got in—was 5,551*l.* 18*s.* 5*d.*; the outgoings were 3,255*l.* 17*s.* 9*d.*; that left a balance of 2,296*l.* And now if you come to 1892 the income is 5,105*l.*; the outgoings are 4,035*l.*, leaving a balance of 1,070*l.*

34,489. The effect of that statement is that while the gross rental shows a reduction from 7,200*l.* to 5,100*l.*, about 30 per cent., the net income decreased from 3,479*l.* to 1,070*l.*?—Yes.

34,490. A decrease of 70 per cent.?—Yes.

34,491. And the expenditure you say cannot at present be reduced materially?—950*l.* odd are for repairs, you will observe. I have 167 dwelling-houses to keep in repair, and I have got between 30 and 40 sets of farm buildings. Indeed, if you take the average of my yearly outlay on my estate from income, exclusive of sums charged on the estate, I have not the slightest doubt that it would be much nearer 2,000*l.* than 1,000*l.*

34,492. (*Chairman.*) You have spent 477*l.* for rates and taxes?—Yes, on estate, exclusive of farm, account.

34,493. Is that for the whole of the property?—Only for Cambridgeshire.

Rates.

34,494. Do you pay all rates and taxes?—I do not pay my tenants' farm rates, but all the taxes direct. I began at once doing that, the income tax and land tax. The tenant is never applied to as on most estates, and that is the total amount of them in these eight parishes.

34,495. Do the tenants pay the rates upon their own farm besides?—Yes, certainly. Of course the tenant invariably pays the poor rate and usually pays the income tax, Schedule A, for his landlord.

34,496. What are the rates and taxes then?—They are mainly taxes. But I am rated on all the woods I have in hand and all the cottages, and some dwelling-houses in hand.

34,497. 477*l.* seems a very large amount?—Yes, but I assure you I have not included everything in making out the account.

34,498. I do not question it at all?—Let me roughly show you what it is. I have got my bankers' book here.

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34,499. (*Mr. Little.*) Would you supply us afterwards with the particulars of that 477*l.*?—Approximately, I can tell you off-hand, the land tax is about 160*l.* of that.

34,500. (*Mr. Long.*) That would account for the extra?—Yes, in making out an account of this sort it is difficult to include everything. I have been cautious in making this out. I guarantee that there is nothing excessive in it, but there are things left out that I might have put in.

Cost of management.

34,501. (*Mr. Little.*) You have charged 200*l.* as the cost of management, about 4 per cent. on the gross rental?—Yes, I manage my Cambridgeshire estates largely myself. The Buckinghamshire and Oxfordshire estates I have a separate statement of.

34,502. Would you give us similar particulars of Buckinghamshire and Oxfordshire in the gross?—Yes, I can do that.

Rent.

34,503. The diminution of rental gross and net?—Now, for instance, you are asking me to take that sum to pieces. I see on my Buckinghamshire and Oxfordshire estates alone the land tax is 177*l.* 16*s.* on 2,500 acres of land. But that I only received this morning from my agent in Buckinghamshire, and I am prepared to hand that in and this too, but you have no right to be astonished at the amount of that 477*l.*

34,504. Have you a similar comparative statement as to the previous years with regard to the Buckinghamshire and Oxfordshire estates?—I am sorry to say that I have not. All that I can supply is the statement (*See* Appendix IV.) sent up from Buckinghamshire this morning. Those are the present rentals; but I have told you already the broad figures about it, that the rentals of the Cambridgeshire estate was 8,000*l.* a year, and the Oxfordshire and Buckinghamshire at least 4,000*l.* a year, making together 12,000*l.*

34,505. Will you give us shortly what at the present time are the reductions from gross rentals on the Buckinghamshire and Oxfordshire estates?—Here they are. The gross present rental is 2,940*l.* 2*s.* 2*d.* The estate outgoings and deductions are 1,907*l.*, leaving 1,000*l.*, so that from the two estates you get at it that I get about 1,000*l.* net from each estate, and from Buckinghamshire and Oxfordshire, which is mainly grass, I get in proportion twice as much as I get from Cambridgeshire.

Expenditure on improvements.

34,506. And in the outgoings you have the charges on the land amounting to 563*l.* 15*s.* 4*d.* a year?—Yes.

34,507. Is that principally for cottage buildings or for other improvements?—It was not principally for cottage buildings because my pastoral tenants I find do not require anything like the number of cottages, and they are more careless about those they do require.

34,508. It includes general improvements to farm buildings?—Chiefly large shedding. I have a tenant who has 900 acres of very fine grass land, and at one time I have heard he kept one head of beasts per acre, and he required and I put up at great cost enormous yards of shedding for him. That is in Buckinghamshire and Oxfordshire, whereas in Cambridgeshire it is ——

34,509. During the 20 years you have had the estates you have spent very large sums in keeping them up?—Speaking in round numbers, I have spent 50,000*l.*, of which nearly 30,000*l.* is charged, and the other was out of my own pocket. I am very much within the mark in saying that. I am perfectly certain when my income was 4,000*l.* a year I spent very nearly half of it.

34,510. If you have spent 50,000*l.* your present net rental barely represents 4 per cent. upon the sum spent in improvements in the last 20 years?—Precisely. My buildings in the Cambridgeshire estate alone are of the value of 60,000*l.* You observe that at 2 per cent. that would bring in 1,200*l.* a year, whereas my net balance was something over 1,000*l.*

34,511. Have you anything else you wish to state on this first head of the income?—I think we are now on the large farms, are we not?

Arrears of rent.

34,512. Yes?—Perhaps it would be interesting, as I held my rent audit last Tuesday, to show you the banker's receipt.

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34,513. That is the rents due at Michaelmas?—No, due last Lady Day. I give eight months' credit, and in spite of that, this was all that was paid up. 1,383*l.* was the total sum paid in by the great and small tenants for the half year.

34,514. The half year being 2,500*l.* or 2,400*l.*, exclusive of the shooting?—Yes.

34,515. 2,400*l.*, out of which you get 1,300*l.*?—I did not say that I shall not get more. I will tell the Commission about how I got some of it. You see the outgoings I have got to meet. I cannot be hard upon my small tenants. I do not press them. I have got several very important tenants who keep hunters, who have shooting, and who live precisely as I do, and it was only out of two of them that I got their half year's cheque.

34,516. As a matter of fact, your largest tenants paid you most punctually?—They only paid 872*l.*, but if those two men had withheld their cheques, and I have been very liberal to them, I should have had a complete collapse. I have to pay the companies for my interest, and the clergyman for my tithe, and so on. One cannot allow oneself to be imposed upon by both great and small; but when it comes to meeting my own payments I am obliged to enforce payment from those who have the means of paying.

Labourers' cottages.

34,517. You take a great interest in the labourers' cottages on your estate?—The greatest possible interest.

34,518. Can you give us some particulars of the number of cottages that you have?—We will still keep to the Cambridgeshire estates for the present, if you please.

34,519. Yes?—I own about 140, of which I have built in Cambridgeshire about half, at a cost of 210*l.* each.

34,520. Is that an average cost?—210*l.* each cottage or 420*l.* a pair.

34,521. What is the accommodation of those cottages?—They all have three bedrooms upstairs, and two of them at least with fire-places, and a living room, a kitchen, a pantry, and so on, and in addition to that each pair of cottages has its separate offices, which might be taken for another cottage. They are very considerable buildings; they include a bakehouse in the centre common to both, which has an oven and a copper. Then it includes fuel places on either side, and in the rear they have earth-closets, to which I attach the greatest importance. I have not got an old privy on my estate to the best of my belief. At all events not one that I could get at. I have adopted the earth-closet system, which gives great satisfaction. I am adapting something better than earth, that is peat dust. That is a valuable suggestion, because it is extremely light, extremely sanitary, and extremely clean.

34,522. Do you get it from the Fens?—Well, I was asked by a person in London to take shares in a company. I told him to send me a sample of it, and I found it a most admirable invention. The next time I came to London, I am sorry to say, the whole thing had broken up, and the man had become bankrupt, no one having taken up the idea. But it is a suggestion that is of immense sanitary importance, and has great manurial value, and a great deal to recommend it in any way. I would not myself use anything else.

34,523. (*Viscount Cobham.*) Do you find that the cottagers use the earth closets properly?—I have never found any serious nuisance. I cannot say that they use much wood cinders, but they empty the pail regularly, and I supply new pails at considerable expense whenever they are required.

34,524. (*Mr. Little.*) Do you have to make a periodical inspection?—As a matter of fact, I myself, whenever I have a chance, just look round to see how the thing is going on. I am sorry to say that it is not a periodical inspection, but I tell you that never have I found a real abuse of it.

34,525. About half the cottages are new and the old cottages have been put in repair?—I have repaired all those that are in my own hands.

34,526. At considerable cost, I believe?—At very considerable cost. Sometimes at a cost amounting to half the cost of a new one.

34,527. What are the rents of your new cottages?—4*l.* a year.

34,528. Does that include the rent of the garden?—It includes 20 poles of garden. They pay extra for anything in excess of that.

34,529. Is the rent of the old cottages about the same as the new?—No, the rent of the old is 50*s.* or 52*s.*

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34,530. Are they inferior in their accommodation?—Yes, decidedly. They have two and a half bedrooms; what I call the half bedroom is where there is a landing enclosed, which is used as a bedroom, so that all the old cottages on my estates have two and a half bedrooms.

34,531. Do you think it necessary that all cottages should have three bedrooms?—I do not. But you can only be on the safe side in that way; and it is a very practical suggestion, and I have tried to carry it out to get people to change their houses according as their family changes; but no power on earth will make them.

34,532. Do those 140 cottages fully supply the wants of the labourers?—Yes, fully; it is somewhat over supplied; at all events it is fully supplied.

34,533. And that is a part of your expenditure which brings in a very inadequate return?—Practically nothing at all, because of the number of widows who live rent free, and tenants who pay nothing for the cottages in their hands, and one thing with another, I am confident that I lay out as much on my cottages as they bring in, if not more; adding an extra room at one or two cottages, or putting in a new office, things that cost 30*l.* or 40*l.*, soon run away with my whole cottage rents together amounting to about on the two estates 250*l.*

34,534. There must be a great many estates where such an expenditure as you have made would be impossible?—I am an enthusiast upon cottage buildings, and I have considered it the first necessity of land owning, and I have carried it out perhaps to what is now an excess, but when I had a clear income from my estates of something like 8,000*l.* a year, or even 6,000*l.*, there seemed no imprudence in it.

34,535. Your great inducement was to bring the estate into good condition?—Yes. My income from land is now reduced to 2,000*l.* instead of 8,000*l.*—so that I am suffering from having done an imprudent thing.

Erection of cottages by Local Authority.

34,536. I think you told me some time ago that you have visited that experiment of building cottages by a Local Authority at Ixworth?—Yes; it is the only instance in Great Britain, so far as I know, of labourers cottages having been put up by a Rural Union. I thought it so extremely interesting that I went off and saw the style of houses and inquired as to the cost, and got all the particulars. Unfortunately the houses were not tenanted at the time. The cost exceeded my own by something like 150*l.* You see they have to pay for the site, whereas I have not.

34,537. (*Chairman.*) The difference was 150*l.* for the two cottages?—I mean it would bring it to at least 550*l.* for the pair. I think if you refer to the figures it is over 600*l.*

34,538. That of course includes the cost of site?—Yes.

34,539. That was heavy. They had to buy that by compulsion?—It was not very heavy. I am afraid I cannot give the exact cost, but I think it was 40*l.* an acre.

34,540. You told us the difference is 150*l.*,—the difference between the two cottages?—Yes. I am not positive that the price was 40*l.* an acre, but it was not extravagant.

34,541. (*Mr. Little.*) If the ratepayers have to charge rent which would pay even simple interest upon the expenditure that rent would be beyond what ordinary labourers pay?—I satisfied myself that for those cottages really to pay they would have to pay 8*l.* a year.

34,542. (*Chairman.*) What are they charging?—They have not settled that. I have not heard.

34,543. (*Viscount Cobham.*) They have spent a very large sum in building those cottages?—It is a curious history. I cannot make out what induced any public body to go into such an expenditure.

34,544. (*Chairman.*) Do you think that it included the cost of litigation?—I think the cost of 600*l.* would include architect's fee.

34,545. But the cost of litigation?—I do not think that they had to go to litigation.

34,546. They had some legal proceedings. They came before a Committee of the House of Commons about it?—I do not think that they went into litigation to get the ground.

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34,547. (*Mr. Little.*) But the litigation was with respect to the charge—as to the preliminary charge—whether it was to be borne by the Sanitary District or the parish or the County Council?—I do not know.

34,548. (*Chairman.*) The owner, I think, opposed and put the local authority to great expense?—My impression is that no obstacle was thrown in the way by the owner. That is my impression that I got on the spot.

34,549. (*Mr. Little.*) Now we will pass to the next subject; that is allotments?—Before going to that I should like to add a few words. You see what my experience of cottage building has been compared with what my former rental was. I think it was justifiable. In fact my son remarked the other day that I had not built a cottage too much, and that is a great consolation to me; but had I succeeded to these estates in 1894 instead of 1872, with a nett income of 2,000*l.* a year to live upon and to pay all my other necessary expenses, I can only say this: that I should not have had the courage—I doubt whether I should have had the courage to build a single new cottage; and that I am afraid will be found to be the case in the future. I do not see how, with common prudence, an East Anglian landlord can invest a shilling in new cottages. Therefore this question of public bodies putting them up becomes an extremely important one, and one that is deserving of the greatest possible attention, because I think you may take it, with regard to the corn growing districts of England, as a certain fact that landlords' cottage building has come to an end at present. Of course, there are always in East Anglia and other places a certain number of people who have incomes independent of the land—I might instance Lord Cadogan and Mr. Henry McCalmont—who, fortunately, come and settle there, and spend money in a way that I did when I could afford to do it. But these, of course, are very exceptional cases; and with my experience of my neighbours I do not know a single one who has got 100*l.* at this moment to lay out on any kind of improvement whatever. The last thing I heard from my nearest neighbour was that he had put the bailiffs into the house of one of his oldest tenants, and I have no doubt it was done to prevent himself becoming bankrupt. I have told you a sorrowful tale of my own estate. And I could not live at Six Mile Bottom, if I did not let my shooting, if I had not some other means which enable me to live, and that is about all, but not to improve. Therefore it now comes to the point of public authorities building cottages, because they must be built. I have the greatest possible feeling about the necessity of providing decent lodgings for our labourers, and that cannot be done any longer out of the profits of the land.

34,550. May we go on now with the question of allotments which you have on your estate?—May I add one single remark about the public authorities. I have no doubt that they would be able to do it cheaper and more efficiently, because they would be able to borrow money—I should hope, at 3 per cent., whereas, as a landlord, one has to pay at least 5 per cent.

Allotments.

34,551. As to allotments: you were going to tell us about them?—I may say that both in the matter of cottages and allotments, I only carry on the work of my predecessor. General Hall had already built a number of those cottages that I described as having 2½ bed-rooms, and he had granted allotments of a rood in considerable numbers. When I succeeded to the estates in 1872, it was represented to me that it would be a great boon to the labourers if I granted them half an acre instead of a rood, because that would enable them to alternate straw and green crops. I did that as fast as I could. I had considerable opposition from some of my farmer tenants to get them to give up slices of land, but I succeeded eventually to the extent that at the present moment I do not know of one labourer who has not got as much allotment as he wishes, and only one or two who have thrown up their allotments the other day, which surprised me, because the allotments have been the greatest success. There is nothing to regret about that. They have been an almost unmitigated success, and everyone has got as much land as he likes—I set no limit to it.

34,552. Beyond the half acre?—Indeed I do; there are seven or eight who go up to two acres; I know of one labourer who has got seven single roods for instance, and I have seven or eight who have gone up to two acres. But those are men with two or three sons grown up, and rather exceptionally enterprising men, but I set no limit to the size. They do not, as a rule, care to go beyond an acre; I have a great many of an acre.

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34,553. And what rent do you charge them?—I charge 30*s.* on one estate and 28*s.* on the other.

34,554. Inclusive of rates and fencing, if required?—Yes, and roadways, and inclusive of everything.

Arrears of rent.

34,555. Are the rents punctually paid?—I am sorry to say I cannot say that. I collect my cottage rents in October, and I give them to the 1st December to pay allotment rents to sell the barley and the pig, but I find that the pig goes on living to Christmas rather frequently and I cannot say that I get my rents punctually, but I get in nearly all sooner or later.

34,556. Are they fore rents?—No, back rents; and they come dropping in intermittently all through the year.

Restrictions on sale and cultivation.

34,557. And they are not restricted as to cultivation?—Absolutely free. I should like to add that the same freedom is granted to the larger tenants. In fact all my tenants can do what they like absolutely with the land provided they pay their rent.

34,558. With regard to the sale of produce, what do you do?—They sell some straw at Newmarket.

34,559. With conditions of bringing back the manure?—I never knew anyone who saw it come back. I do not mean to say that it does not.

34,560. It might come in the shape of artificial manure?—It might, but I do not see the effect of it, I am sorry to say. I do not press them about that.

Allotments.

34,561. Then you have a number of small holdings which you have established, I believe?—With regard to the allotments, I find I have got a note that some allotments have been lately thrown up and no rent recoverable. That is the experience of the past 18 months of serious depression. I must therefore restrict my statement that there was no black feature in it. I have to let several allotments rent free to somebody else the first year because they were so exhausted.

Effect of deterioration in farming.

34,562. Then human nature comes in in the case of allotment holders as well as farmers?—Certainly. Now we are on that subject of letting the land rent free it is a question which would have come better with regard to the large farms, but, as a matter of fact, the only terms on which I can let some of my farm land is to let the tenants have it rent free the first year.

34,663. In consequence of their bad condition?—In consequence of the bad condition in which it is left by the outgoing tenant. A great deal of it we can let at no price, and I have to farm it. That is an increasing quantity every year. About half the land that I am reletting this Michaelmas, I can only get off my hands by letting the fresh tenant have it rent free the first year.

Small holdings.

34,564. We shall come to that under the next head of farming land in hand. Will you give particulars about the small holdings on the estate?—I thought it would be interesting, and I prepared a table on the various occupations of the tenants, because I find it is essential for the small holding that the man should not be wholly dependent upon the land.

34,565. You think that it should be combined with some other pursuit?—That I believe is everybody's experience; I have put in a table of my breakdowns, my failures, that might be interesting.

34,566. (*Chairman.*) We might put in this table, and take it briefly that in every case the holder of small holdings had some other occupation?—Except two or three. Where there is no other occupation stated there is nothing but the land; that is in three or four cases.

34,567. There are three cases of two acres each. They do not live wholly by the land?—For the purpose of the small holdings it would be well to leave out those red figures because they are border land between allotments and small holdings, men with two acres and one has four.

34,568. Fifteen cases of what you call small holdings. They occupy altogether 342 acres and out of all those only three have no other occupations?—Yes, that is in Cambridgeshire. With the seven failures that would make 22. I have about established one small holding a year.

34,569. (*Mr. Little.*) How did you establish these holdings?—I gave out that I was prepared to let land in any quantities.

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34,570. When you had land in hand you were prepared to let them in small quantities?—I even went the length of saying that I would advance half the capital to any labourer who had saved the other half.

34,571. And you suited the size of the occupation to his means?—I never particularly inquire as to people's means, not as a rule. I have allowed them to have the land they asked for and thought they could do. I make inquiries with regard to larger tenants, but if a man came to me and wanted three acres of land he has hardly ever gone away without it.

34,572. You have suited the size of the occupations of the tenants to the wishes of the applicants?—Yes.

34,573. Have you built for them?—Yes.

Buildings on small holdings.

34,574. What have you built on the small holdings, say a holding of 25 acres, which is the first on the list?—On the 25 acres I did not require to put any building at all—the man had a house and buildings sufficiently convenient.

34,575. Tell us the cases where you have built?—In most cases I have had to lay out sums varying from 50*l.* to 200*l.*

34,576. For how many acres—how much an acre?—I can hardly tell you that, because a man might want as much building for 10 acres as for 50.

34,577. But that has an important bearing on the question of rent, what you can afford to let the land for?—In the former days, for instance, this man with 51 acres, I laid out about 250*l.* on his buildings. He agreed to pay five per cent. on the outlay, but I have had to let him off since, and reduced his rent from 25*s.* to 15*s.* per acre besides. That is a sort of typical case.

34,578. That is only 15*s.* an acre now?—His rent is now 15*s.*, per acre, and he pays no interest on his building, and the man can hardly get on as it is.

34,579. How many acres are there in that case?—He had varying amounts. When he had most, he had 80 acres; he is now coming back to 50 acres.

34,580. That is 37*l.* 10*s.*, and you have spent 250*l.*?—I have spent 250*l.*

Condition of small holders.

34,581. A considerable charge upon the amount of rent?—Yes, at least that. Then he represented to me that 80 acres were breaking his back, and I took back the worst 30 acres; I took 10*s.* per acre of his rent off, and let him off the interest on the buildings; and if I had not, the man would not be going on still.

34,582. Tell us shortly what the result of your attempts to establish small holdings is?—I should add that, in this case, it was not suitable land. It was light sheep land; but I was eager to have some small holdings everywhere on my estate; and when this man applied for it I did not like to refuse it, and he did fairly well when he could sell his barley at 45*s.*, per quarter. Now that it has dropped to 14*s.* per quarter—only 7*s.* per coomb—he could not go on were I not to reduce his rent considerably. When I let him the 80 acres it was not a bad look out, because the man set up a flock of sheep and grew a lot of barley—he has been holding that land twenty years now—and he did for 10 or 15 years fairly well. Gradually he is going to the bad, because the difference between 45*s.*, or 40*s.*, and 14*s.* per quarter of barley speaks for itself. Barley is the product that our small holders can or cannot exist upon. It is the thing that will not keep their heads above water at 7*s.* per coomb. A man lower down in the list, who paid no rent at all, was very cheerful and confident that he was going to get a better price for his barley, of which he had 64 coombs to sell. I did not press him, but I do not share his confidence.

34,583. Tell us generally what your experience has been?—Well, my experience I might state best by numbers. There are 15 men who keep their heads above water and seven who have gone under already.

34,584. And have you been able to let the small holdings which they have vacated?—On the terms I have just told you of letting it to anyone who would take them rent free for the first year, and then perhaps paying 10*s.* or 15*s.* per acre.

34,585. Under what circumstances have you found them most successful?—Where men keep cows?

34,586. Yes?—But ours is not a cow district. One of my small farmers keeps two cows by my giving him the privilege of feeding on my ride ways and the sides of the roads. He gets six acres of grass that way.

34,587. Without payment?—Without payment; and very good grass it is. The grass by the road side is incomparably superior to any grass on the right side of the hedge. I consider the cow the only certain ladder by which a labourer can rise to a small holding in Great Britain.

34,588. But your sheep land is not particularly adapted for keeping cows?—Of course it is not. But at the same time when people wanted to try it, and in flourishing times when they were getting a good price for barley, I let them have it. I am going to make a suggestion with regard to the price of barley; because everything with regard to the spread of small holdings, or their continued existence, depends on the price of barley. A small holder cannot make much of sheep.

Comparison between large and small farms.

34,589. But your experience as an owner has not been very favourable with small holdings, not more favourable than with large holdings?—The proportion of 15 to 7 in 22 years.

34,590. What is the proportion of the larger farmers who have broken down?—The larger farmers do not absolutely break down so quickly as the small ones for this reason; farming with an indulgent landlord, if you do not distrain or press for your rent, a man may keep on for years. I have got at least one tenant who is practically bankrupt, and he pays me intermittently about half his rent about once in two years, if he has an exceptionally good year. I mean by that they can live on, deteriorating the ground, using inferior implements, inferior cattle, and living more economically; there is nothing to make bankruptcy a necessity provided that the tenant is not in any way extravagant; he can go on almost as long as the landlord will let him without being made bankrupt; but he lives upon charity, and I may say that that remark applies to the whole of my Cambridgeshire Estate, that it lives upon charity, and it applies to most of the sheep estates in the district, that they are only kept going by money spent on them, not earned by the land.

Condition of agriculture in Cambridgeshire.

Results of farming land in hand.

34,591. You have had some experience of farming personally?—Indeed, I have. Roughly speaking, I lose the balance of rent I get from my tenants in farming land in hand. The year of the drought I farmed about 1,200 acres of the worst land I have got, the lightest land. It is now—at the present price of barley—no good to anybody, but I have got to be a sort of residuary legatee of all the worst land on my estate, and the result of farming is not remunerative, so that it is literally a fact that I lose by farming what little I make by rents; and those rents are really not rent of land, because you observe the rents that I do get do not represent 2 per cent. on my building and improvements. They really do not represent 2 per cent. on the building alone.

34,592. Whereas your estate leaves you a net profit of 1,000*l.* a year, your farming absorbs the whole of that?—Happily on my estates in Buckinghamshire and Oxfordshire I am not called upon to farm, and there is more grass land, so that as a matter of fact I get my 1,000*l.* from my Buckinghamshire estates to help me to live.

34,593. How long have you been farming in Cambridgeshire?—This the tenth year.

34,594. And you have got accounts for the whole time?—Yes.

34,595. Has it always been unprofitable?—Always. I took the land which is very thin when it was disgracefully run out by the previous tenant. I would rather let a tenant off his whole rent if he left his land clean, but if he lets his land get full of weeds, as nine-tenths of our people do in the arable part of the county, I cannot stand that.

34,596. You farm with the object of making a profit; it is not experimental?—Most decidedly; I take the utmost pains to make it pay.

34,597. (*Chairman.*) I suppose you have taken this land in hand mainly for the purpose of putting it into good condition and to let it again?—No, I never intend to let it again, not if I can help it, unless prices should go up; but I took it in hand to save it from being absolutely ruined, and the land on my farm is almost the only land on the estate, I think I might say, that is fit to look at. That is one reason why it does not pay me. The rent that tenants do pay is paid by not providing labour. That is how I get any rent at all. If I did not get any rent at all how should I meet all

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those burdens and obligations? You might say it is a cruel thing to get rent that is not got out of the land, but if I got no rent, I could not meet my obligations and so the whole public administration would fall to the ground.

34,598. (*Mr. Little.*) You wish to say something on the subject of burdens upon land?—Well, I think that we may revert to the balance sheet which rather startled the chairman.

Burdens on land.

34,599. The first is tithe, rates and taxes, 446*l.*?—Yes.

34,600. What are the rates and taxes?—You observe that this only refers to my estate expenditure; it does not refer to my farming expenditure. The rates on my personal farming are paid out of my pocket.

34,601. They are paid out of the farm account?—Precisely. Speaking roughly, the rates on my farms will approach at least 150*l.*

34,602. (*Chairman.*) What are the rates in the £?—They vary in each parish.

34,603. Take the average?—I must say that I do not profess to be an expert on these questions; but speaking roughly it is about 2*s.* to the best of my belief; it is extremely difficult to say.

34,604. That would represent the fair average 2*s.* in the £?—I think you may say that if you include school rate. I support my schools by separate subscriptions.

34,605. I am talking about the actual rates?—I think I had better decline to say.

34,606. You can add it to your evidence afterwards?—Take it at 2*s.* 6*d.* as near as I can say.

34,607. (*Mr. Little.*) Do you suggest any means of giving relief from those burdens?—I have already said perhaps what would prepare you for what is really the only practical suggestion that I can make; that is with regard to the barley. The success of small holdings in the corn growing districts of Great Britain I believe depends upon the price of barley. People cannot go on growing wheat. What else are they to grow? They cannot grow nothing but oats. Barley is the thing they more readily take to in Britain. The dry climate of the Eastern third of England is the most suitable district for barley growing; and the spread of small holdings, and the avoiding of bankruptcy, depends in those districts upon the price of barley. Therefore although all my life I have been a strong, at all events, consistent free trader, I see no other practical remedy than to put 5*s.* a quarter duty on barley, and to allocate it either to the unions or county councils in proportion to the arable area in their union or counties.

Duty on barley.

34,608. How do you think the grazing counties would like that, where they buy barley?—The tale that I have been telling you to-day does not apply to more than one-third of England. In the grazing counties they can very well look after themselves. If the story I have been telling you were true of more than one-fourth or one-fifth of Great Britain, the thing could not go on. It seems to me that something must be done to avoid a crash. In the eastern third of Great Britain there must be an absolute crash. The poor-rate cannot be paid; your schools cannot be kept up; your hospitals cannot be supported; your tradesmen cannot be maintained in the towns; therefore the only way that I can think of as a practical remedy without taxing the food of the people, is to tax their drink. I was told by a very experienced merchant this morning, that when the price of barley was 50*s.* a quarter, precisely the same price was charged to the labourer for his beer that is charged now.

34,609. (*Mr. Lambert.*) Then the brewers would object?—I have not the slightest doubt—you cannot propose anything that nobody would object to.

34,610. (*Chairman.*) Your proposal is that a tax of 5*s.* a quarter should be levied on barley, and that the produce should be distributed among the arable districts, among the parishes in proportion to their arable land?—Or unions.

34,611. In proportion to their arable land?—Yes, or county councils.

34,612. I suppose you are aware that a very large amount of inferior barley is imported here for cattle?—Yes.

34,613. Would you charge 5*s.* per quarter upon that?—I buy some of it myself, but in spite of that——

34,614. I mean only to get at your proposal?—My proposal is that I would tax barley in order to avoid a greater disaster.

34,615. I only want to know what the actual proposal is?—The proposal is what I stated; was not it plain enough?

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34,616. Is that to include inferior barley?—I intend it to include all barleys; but I only suggest that because it is the only practical thing that I can think of. Of course I include the alleviation of burdens, for out of a farm that pays less than nothing you have to pay a heavy poor rate, and a heavy education rate; and I want a general alleviation of burdens. Mind, I would not have it taken off paying farms, but I would have the same alleviation that you get from the income tax extended to the poor rate and highway rate.

34,617. Your proposal would not do much for districts like Essex, which do not produce barley?—You never can tell; they do not now produce barley, but I rather think that more barley was produced in Essex in former days; it is because the price is so inferior that it is not cultivated now. If you could raise the price of barley, I think you would have a great deal more grown in Essex.

34,618. I think that rents have been reduced about 40 per cent. in Cambridgeshire?—Yes.

Reduction of rents.

34,619. Does that represent the reduction to individual farmers, or is that the reduction of the estate considering that you have a much larger amount now in hand?—In preparing these 12 larger farms, I may say that two of them I have in hand myself.

34,620. You have put down the rent to yourself?—The rent that I charge myself in the farming accounts.

34,621. Then it is 30 per cent. reduction on the gross?—I am not prepared to say what the percentage is.

34,622. When do you consider that this severe depression began in your district?—In 1879, I should say, was the beginning of it.

Existence of depression.

34,623. When did you last make your reductions of rent?—I have been making reductions steadily from the time that I succeeded to the Western Colville estate.

Reductions of rent.

34,624. When were the last reductions made?—This year.

34,625. Has your district suffered from two or possibly three bad seasons?—We suffered to a terrible extent last year from the drought.

The drought (1893).

34,626. Did you suffer the year before from the wet season?—My land that I farm, which I naturally know most about, does not suffer from wet, except during harvest, which happens often.

34,627. But it suffered last year severely from drought?—And this year severely from the late frost which practically half ruined both the barley and the wheat crop.

34,628. Then your district has had the misfortune of having had two very bad seasons in succession, one of severe loss from drought and this year from the late frost which cut off half the produce?—That frost was not so general as the drought, because part of my own estate suffered comparatively little, and other adjoining places suffered perhaps less. Speaking broadly, that was the cause of considerable loss this year.

34,629. This year you lost half your produce by the late frost, and there has also been a very severe fall in prices, and the two together have told very heavily upon you?—Yes.

Causes of depression

34,630. And I think you said your two larger tenants were gentlemen very much like yourself?—Except that they hunt and shoot, and I do not.

34,631. Have they been compelled to give up their hunting and shooting for the depression?—Not for a moment, because they are gentlemen of independent means.

34,632. They have independent means?—Yes; I may add that is why I insisted upon their rents was because they could afford to pay.

34,633. With regard to the wages of labourers, have they been maintained or increased, or what?—The wages were 11*s.* per week when I first succeeded to my property in 1872, they went up to 13*s.*, and now they have gone down to 10*s.*

Wages.

34,634. On your own farm?—On my farm I have reduced to 10*s.*, but on some farms they have gone down to 9*s.* and 8*s.* per week.

34,635. What is yours?—They have been reduced to 10*s.* That is the lowest weekly wage. When I say 10*s.* I give one man 12*s.* because he has been all his life on

the farm; I give another 11*s.* because he has been a great many years on the farm, so that I mention the lowest figure.

34,636. When was this reduction to 10*s.* made?—Last week.

34,637. I suppose that the labourers have benefited in your district from the low prices themselves?—Very much; that is the ground of reducing the wages to 10*s.* They gain by more than double, or nearly treble the quantity of bread now that they can buy for the same money.

Characteristics of farming.

34,638. I suppose your district is a very dry one?—That is, the thin chalk district is very dry. When you speak of my district half of my land is on the clay; only half is on the chalk; so that you see it is so extremely difficult to generalize about districts.

34,639. Is either one part or the other suitable to lay down in grass?—No. The rainfall is so small. Even on the clay my best tenants decline to lay land down to grass. One year, I only took 14½ inches, but the average is 18 inches.

34,640. Is it a district where the land can be profitably laid down in grass or not?—No, for these reasons, not because of the nature of the soil, which is heavy clay, some of it, but because you do not get enough rain, and you get frosts which check the spring feed, and we cannot turn our stock out till June, and therefore it is unsuitable for pasture, and therefore for small holdings, except as barley land.

Changes in system of cultivation.

34,641. You said you had laid down some in grass yourself?—I have, because the inferior grass that comes up to a certain extent, for a certain number of years, checks the weeds which come up twice as thick with ploughing the land up. Ploughing the land seems to do very little else than give the weeds a chance. Even poor herbage seems to check the weeds.

34,642. Land being unsuitable for grass, it is unsuitable for small holdings?—Quite so.

Small holdings.

34,643. And therefore any experiments for small holdings have been made at a disadvantage?—Not in every case. There are damp places; but speaking generally, it is so. But if you go into the Fen District on the other side of the river Cam, I rather think there are more small holdings than in any other part of England.

34,644. Is that on account of the greater moisture?—Yes, it is on the Fen land.

34,645. Where the climate is dry, and the district is not suitable for laying down in grass, the experiments in the direction of small holdings are not tried at an advantage?—Not at an advantage, and are only justifiable on social grounds. The land is suitable for small holdings because of the greater dampness. A great many cows are kept in that fen region. We have practically none. I have introduced perhaps 10 cows on my unsuitable land.

34,646. Further, your experience is that the efforts that you have made to create small holdings I think can only be held to advantage in connexion with other occupations?—Yes, in that district; and indeed Lord Tollemache's experience was the same.

34,647. And in that district it is very difficult to create small holdings in which the occupiers are to live wholly by the land?—Yes.

34,648. You have not found it possible to do so?—Only in two or three instances.

Creation of small holdings by local bodies.

34,649. Then I presume that you consider that in such districts as that, to create small holdings artificially through the county councils, or local authorities, to create a class to live wholly by the land, is not likely to succeed?—Certainly not.

34,650. Do you think it would succeed in other districts where the land is most suitable?—Yes, most certainly. I am an enthusiast upon the subject or else I should not try so many in unsuitable districts. I think that small holdings have a great future in suitable districts in this country. I do not know whether you would like to have a word about my experience of small holdings in similar districts in France.

Remedial suggestions.

34,651. I do not think we need go into France. Have you any other remedies to suggest besides a duty on barley?—A general alleviation of the burdens of farms that cannot be profitably carried on.

Assessments.

34,652. Have the assessments of the farms in your districts been reduced in proportion to the reduction of rent?—It is very little use reducing the assessment, because the parish has got to make up the same amount. That is the case with us. So that if our assessment is reduced we have to pay, instead of 1*s.*, in the £, say 2*s.* in the £.

34,653. Is there any other property, such as railways, assessed?—I am in three unions in Cambridgeshire, and I really do not know how many in Buckinghamshire, but in eight parishes in Cambridgeshire and three unions, the Newmarket union is the only one that has any other property that we need take into consideration.

34,654. What are the unions?—The Linton Union, the Chesterton union, and the Newmarket Union; I beg your pardon, the Chesterton certainly has some other property. Two out of three have other property.

34,655. In those two unions where there is other property, do they suffer from the reduction in value in the assessment?—Yes.

34,656. In those unions, have the farmers been reduced in their assessment in proportion to the reduction of rent?—I think not.

34,657. Are they not entitled to have them reduced?—You see I have reduced my rent as I said at the beginning, and the figures come to about 4,000*l.* How much of that am I likely to get? I may put that down as my rental, but it has got to be rated and taxed for practically a certain number of years, and you cannot get your assessment altered with the rapidity required to meet the facts of the case, varying each year.

34,658. As I understand the law, the assessment of land ought to be mainly in proportion to the rent?—It ought no doubt; but you see the difficulty in practice. I pay the taxes before I get my rent, and when the rent comes it is about half perhaps of my income tax assessment.

34,659. I am not talking of the income tax assessment, but the assessment for local rates. In the case of the assessment for local rates, where there is a permanent reduction of rent the tenant is entitled to claim the reduction in proportion?—As a rule your tenant is very careless. I was talking to the collector at Cambridge the other day. He says that more than half the farmers do not fill up the returns necessary to keep the machinery properly going.

34,660. Here is a case where the tenant is entitled to have a reduction of 30 per cent. on the assessment in which the rate is 2*s.* 6*d.* in the pound. It means a very considerable alleviation of the burden in those unions. Do you mean that the tenant had not applied for a reduction of the assessment?—The procedure of getting any of your assessments reduced properly, and in time, practically makes half the relief inoperative. Most farmers are more or less illiterate, and the forms are extremely difficult to fill up.

34,661. Would not it be worth while to advise them as to their rates?—I have done so; but there is no use advising a tenant without doing it for him, and often you cannot get at him. The upshot of what I have been saying is that I am more capable of filling it up than they are, and I find it extremely difficult, and practically impossible to get the relief that I am entitled to.

34,662. Have you in respect of the land in hand, had the assessment reduced?—Yes, to some, but not an adequate, extent.

34,663. In the case of the income-tax, is it not the fact if you have made no profit you are not bound to pay; or rather, you are entitled to claim a reduction?—As a matter of fact, I do get all the reduction that I can get in the particular way that it must be filled up in the form, but I find myself hampered by rent applying to one year, and taxes applying to another. You see, for instance, I shall be called upon in January next to pay about 700*l.* altogether, one way and other, for my estate in rates and taxes. Well, I shall have to pay those in advance, the tax said to be due on the 5th of April 1895, while I have to pay in January.

34,664. If for five years you have been farming 1,000 or 1,200 acres of land, and you have made no profit out of it, you are entitled, as I understand the law, to be relieved from the payment of income-tax?—About that I was misinformed until about the present year; the local people can rarely give you the latest information. I was told, for instance, with regard to remissions of

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rent, that unless I made a remission of rent for three years definitely——

34,665. I am not talking of remissions of rent, but of the land in hand—your own farm—and you told us that you have for some years made no profit, and I ventured to point under under those circumstances you are not bound to pay income tax or you are entitled to get it back?—I did pay, as a matter of fact, for years, because it was too difficult, or I did not know what repayment I was entitled to.

34,666. (*Mr. Long.*) You could not get that back. It is only quite recently that you could get this back?—Yes.

34,667. (*Chairman.*) There is no doubt about the law; a man who farms his own land and makes no profit is not bound to pay income tax?—But with regard to the point of law, it is not carried out by all Assessment Committees.

34,668. I think you seem to be rather confusing the assessment of rates with the question of the income tax?—The fact is that the things in themselves are so infinitely confusing. If we had one assessment for both, then we could understand, perhaps, where we are; but when I have a farm—several farms in three or four parishes, I have one assessment for income tax and I have another for rating, and on a different basis.

34,669. (*Mr. Long.*) You assessed yourself for income tax?—But I did not get that attended to.

34,670. (*Chairman.*) I would merely suggest to you that you should be fully advised what your rates are, because it is a pity to pay income-tax for several years when you are not under any liability?—You may be perfectly sure that if I did it, I am not an exception, because of the difficulty of the thing. The whole question of rating and taxing is so infinitely complicated, that if in 15 parishes I endeavour to set the whole thing right I should not have any spare time at all.

Reductions of rent.

34,671. (*Lord Rendel.*) Your reductions of rent have been permanent, have they not?—They have been on an increasing scale. I have given temporary remissions, and permanent reductions. Now the figures that I have put in are permanent.

34,672. But throughout the tenants have been in a position to claim the benefit of the reductions in regard to their assessments?—Not in the case of temporary remissions, as far as I have been advised, because I was distinctly told that no reduction could be made unless given for a distinct period of three years; but that was false information, it seems.

34,673. The general inference is, that you have reduced about 30 per cent. of your own total rental?—At least that.

34,674. And that reduction is a permanent reduction?—Yes.

34,675. And to that extent your tenants might have availed themselves of the advantage in the assessment?—It is only done permanently and finally at this Michaelmas 1894, and that practically applies to the rents that they pay eight months hence.

34,676. You do not consider that you form an exception to the general rule on the East Anglian estates as to the failure of tenants to take advantage in regard to rating or assessment owing to the reduction of your rent?—Certainly not. I may observe that I do not offer this as a subject to be examined upon, I prefer to confine myself to things that I understand, and I am not prepared to be examined on this question. The the whole question is so complicated for farms and estates such as mine are in 15 parishes. I am myself often both owner and tenant; and then the tenant pays at a different rate to what you do as owner. One must be an expert to unravel the complications of such a muddle as the incidence of rural burdens.

34,677. But your experience of those similarly placed, with the difficulty of elucidating this question, leads you to a very considerable unnecessary loss?—Rather than be worried from morning till night you submit to pay about twice what you could be called upon strictly to pay.

Assessment to local rates.

34,678. And as a remedy, so far as it goes, you would welcome a simplification of the machinery?—I should welcome the taxing and rating assessment being the same. You must see how complicated it is when it is totally different, and calculated on several different principles. That is a suggestion I intended to make to enable owners and occupiers to get the advantage. The thing could be made simple enough to enable them to get it without wasting half their time.

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Cottages.

34,679. I think, passing to another subject, you stated you had 140 cottages in your Cambridge estate?—Yes.

34,680. And that half had been built by yourself?—Not quite half; I think between 60 and 70.

34,681. For the newer cottages the rent was about 80*s.*?—The rent is 4*l.*

34,682. And for the older cottages of the inferior kind the rent was something like 50*s.* or 52*s.*?—Yes.

34,683. Do you let cottages with your farms to any extent?—Yes, I let about a third of them. The cottages that are detached on the land away from the villages that are practically almost part of the farm building, I let with the farm.

34,684. With regard to the cottages which let with the farm, have you reason to believe that the farming tenant charges more than 1*s.* 6*d.* per week, or 1*s.* per week?—I think he generally deducts 1*s.* a week from the wages.

34,685. One shilling a week in the inferior and 1*s.* 6*d.* in the better class of house?—I rather think 1*s.* for both classes of cottage.

Wages.

34,686. And therefore when you give the wages as 11*s.* and now 10*s.*, that is subject to a reduction of not more than 1*s.* or 1*s.* 6*d.* for the house?—Yes.

Cottages.

34,687. Is 1*s.* or 1*s.* 6*d.* above the average rent payable by agricultural labourers for their cottages in your district?—Yes, I think 1*s.* 6*d.* a week. I should think probably 3*l.* a year the average between my superior cottages and the old cottages. If my cottages belonged to anyone else they would be no doubt charged 6*l.*

34,688. You are of opinion with your views as to the necessary character of the housing of the agricultural labourers, it is impossible that that rental can be remunerative?—Absolutely impossible.

34,689. To that extent, to the extent of the difference between the economical rent, and the actual rent, the wage of the district must be benefited?—I stated if I got 4*l.* nominally for a new house, that the result of my cottages altogether is, that I get no net rental from my cottages at all, what with the repairs, and the necessity of painting, and one thing and another, it simply swallows up the rents that I get. I explained that they did not all pay rent, as there are a certain number of people living rent free, widows and others.

34,690. In fact the labour of the district has largely the advantage of extremely cheap accommodation?—On my estate it has.

34,691. But not, as far as you know, in the district generally?—There is a great need for it.

34,692. (*Mr. Long.*) Do you desire to put before the Commission that your district is specially favoured with regard to the cottages from the lowness of the rents?—I do not desire to put anything before the Commission, but simply to state the facts of the case.

34,693. Have you compared houses in Cambridgeshire with other parts of the country, with the rents of your own?—I cannot say I have. My impression is, if you want that, that the rate in East Anglia generally is for an old cottage 1*s.* per week and 1*s.* 6*d.* per week for a new cottage.

34,694. (*Lord Rendel.*) You have therefore the coincidence of unremunerative rents of cottages in districts which are peculiarly suffering from agricultural depression?—Certainly.

34,695. That applies to your district, and may probably apply to many other districts in the same circumstances?—From my general acquaintance with East Anglia that is so.

34,696. (*Mr. Long.*) Are not the rents practically the same in every agricultural district of the country as you have told us in Cambridgeshire?—I cannot say positively, though I am inclined to believe it is so. I can state this from my observation in travelling about, that my cottages are exceptionally good; when I go about I do not see commonly such a provision of cottages.

34,697. (*Mr. Elton.*) Just one question as to the cottages not being remunerative, I think you have about 94 cottages in your own hands. What was the gross number?—140 cottages.

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34,698. And half belonged to the farmers?—I think I said a fourth; I cannot speak with confidence.

34,699. Say it is 80 or 90 you have got in your own hands?—Yes.

34,700. And some of these were for pensioners, you said; you said that they were unremunerative, that is as a cottage built for an investment?—Yes.

34,701. How about the idea of a cottage for stocking the estate, or improving a neighbourhood; would you call it unremunerative because it was not remunerative *quâ* cottage?—It is a remunerative cottage socially; and if you ask me that question I may say that I am perfectly astonished to see the change in the habits of some of the cottagers going from the old into the new ones. I am amply remunerated in that respect, but not financially.

34,702. Might it not be remunerative to an estate to have the necessary accommodation for labourers but yet *quâ* labourers paying such rent it would be unremunerative from them if that was your only property. Is not the usual way to build cottages on an estate which would be unremunerative by themselves, but might improve your estate because you want cottages. Is that your experience?—I really can only say financially unremunerative. They are quite remunerative in other senses; but I do not think it is quite a fair use to give to the word, because remunerative seems to suggest finance, money, does not it?

34,703. That was what I was trying to bring out—that is what you were answering about?—I should rather put it in this way that it is financially unremunerative but morally remunerative.

34,704. Why do you call it financially unremunerative if it might be remunerative to the whole estate. Why insist upon treating the cottages as an investment *per se* by bringing in the question of the remuneration of the cottage if it benefits the estate?—It does benefit it morally, but not financially. I have no other answer to give.

34,705. Let us take a 'non-moral' farmer or landowner; he has got an estate, and he wants cottages to enable him to work that estate?—But he would not build new cottages.

34,706. (*Chairman.*) Take the instance of a man who has not got enough cottages, and without any philanthropic regard he builds cottages for the purpose of improving his estates?—I say that he would not—that is in my experience.

34,707. (*Viscount Cobham.*) If you had not built the cottages would the rents have been much lower than they are?—I do not think that they would. Mr. Elton did not put it quite fairly because things are done from moral and financial motives, and if I had been guided by the sole object of the improvement of my estate, I should certainly not have laid out one-third of the money—the cottages that were there would have done for many years for the financial position of the estate.

34,708. (*Mr. Elton.*) I see the mistake. I had not your case in mind; I was speaking generally of cottages as to their being unremunerative, and I took it from a totally abstract neighbourhood. A person must have cottages if he wants to keep up his estate?—No, he must not; his labour may be got from outside.

34,709. You could not admit that there is such a case that a man would build cottages to improve his estate?—I do not go that length.

34,710. Let us take that case; and let us ask a very simple question, which is: May not those cottages be an improvement to the estate where, if regarded as a building investment by themselves, they would bring in less than the carpenter's bill for repairs?—Certainly it may be regarded as an improvement, but that is a different thing to a remunerative outlay.

Settled Estates Act.

34,711. About the limited owners' charges for improvements which are so heavy. Do people in your neighbourhood that you know apply settled money or anything of that sort under the Lands Act to get rid of those charges?—No. I have laid out considerable sums under the Settled Estates Act. For the last few years I have spent what is called capital money on these improvements.

34,712. One question on that. Do you find it a relief that the law now allows capital money to be applied for redeeming the limited owners' charges?—I did not say I had redeemed charges. I said that I had applied the capital money to fresh improvements instead of borrowing.

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34,713. I said do you know that by the law the capital moneys can be applied to redemption of those charges?—I have not been able to apply it to the redemption of those charges. My solicitors have advised me that it could not be remuneratively done.

34,714. Has it struck any of your neighbours that they would reduce the amount perhaps from 5 to 3 per cent. by doing it?—Very few of my neighbours have borrowed money—in fact I am about the only one. I beg your pardon if I misunderstand what you are driving at. But this is a point worth consideration: since the Act was passed I have left off borrowing from the Improvement Companies and I have spent capital money on the improvements.

34,715. But supposing there are charges, which of course of late years there are a great many, owing to a very recent Act, the capital money can be applied in redeeming the charges?—My solicitors and agents have advised me that in most cases it could not be profitably done.

34,716. (*Viscount Cobham.*) In fact the lenders of the money under Land Improvements Acts will never allow redemption—at least they put great difficulties in the way?—Yes, they put difficulties in the way.

34,717. (*Mr. Elton.*) The question to which I was leading, which is the practical one to us, is this: Supposing that other people can generally apply capital money towards redemption of those charges, would it be advantageous for estate moneys to be lent for the purpose of such redemption?—I think it very likely might; but how could I give any other answer when in my own case I was told it could not be done.

34,718. You have not considered it?—My solicitors have considered it. Those charges are a terrible burden to me.

34,719. Of course the great trouble a year or two ago was this. The tenant-for-life's interest and the remainder-man's interest had to be apportioned in a very complicated and injurious way; and now it is very much simpler, but you have not made use of it?—I wanted to; and I think it would be a great practical convenience to allow borrowing further without having to pay those extravagant rates.

34,720. You will find that of real use?—I may find it of real use.

Profits of farming.

34,721. (*Mr. Everett.*) I understood you to say that the land you farm yourself, and so far as you can judge of what you see that of your own tenants too is not paying anything to the farmer—it is not being farmed at any profit now?—Not by the ordinary farmer. A man must be an exceptional man or have some exceptional product either in stock or in grain to make money. The ordinary farmer of arable land may be taken to make no honest profit at all—I can call it dishonest to maltreat the land. I do not see that the farmers are to blame; for the money has got to be raised to support public institutions.

34,722. I think it follows from that that low as the wages are that are paid to the men, a good deal of that money is not paid out of the earnings of the land, but either out of the capital of the farmer or out of the deterioration of the soil itself; it is not a living wage to those who pay it?—Certainly not. I go on farming mainly to provide for my labourers, to avoid cutting them adrift.

Reduction in labour.

34,723. Looking at that state of things, is it not highly probable that the sphere of employment of the labourers will a good deal diminish in the next few years?—It is certain; and not only farm labourers, but bricklayer's labourers, carpenters' assistants, or gardeners, every sort of labourer will be thrown out of employment from want of anyone having money to employ them.

34,724. In fact, I understood you to believe that unless prices mend and, still more, if prices still continue to descend, we shall soon have a general crash in the eastern counties?—Most certainly, I consider that absolutely certain.

34,725. We have heard in some evidence which has been laid before us that if we make a change in our standard it will be followed by a crash, but in your view we are going towards a crash now?—In the corn-growing districts, and especially in East Anglia, because there are corn-growing districts in the north in populous places and in the proximity of great markets where arable farming is less ruinous.

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34,726. The Chairman questioned you a great deal about getting the assessments reduced on farms. Now in districts where farms are nearly the only property assessed, if those farms which have been got into a very bad state are relieved of their rates, would not that swell the burden on the remaining farms and drive them out of cultivation too?—That is why I made the suggestion that there should be some outside aid from unions.

Tithe.

34,727. (*Mr. Dalton.*) What is the average amount of the tithe per acre on your estate; do you know at all how many shillings?—Only a comparatively small part of my estate is subject to tithe.

34,728. Has it been redeemed in the other places?—I suppose so. Most clergymen are supported by glebe; but, as a matter of fact, my tithe varies from 2*s.* 6*d.* to 5*s.*, or 4*s.* 9*d.*; it used to be 6*s.*

34,729. (*Mr. Little.*) The tithe owner in many parishes has been compensated by land in lieu of tithe under the Enclosure Act, is not that so?—Yes. I might say that the clergy are more supported by glebe than tithe on my estate.

Rates.

34,730. (*Mr. Dalton.*) Are your rates higher than they used to be or lower?—Will you excuse me, my impression is that the old rates are not higher, but the education rate, for instance, is an addition. I should think on the whole, if you add the education rate, that they are rather higher than lower, if you take the total of the rates.

34,731. But you have no positive information?—I would rather not say.

Price of straw.

34,732. Do you get a good price for straw in your neighbourhood?—My tenants I presume do, or they would not sell it. I have never sold any myself, but my tenants get a good price at Newmarket, some of them; by good price I mean 2*l.* to 50*s.* per ton.

34,733. You cannot say to what extent the rise in the value of our straw has compensated for the fall in the value of the wheat?—To a small extent I have no tenant who grows straw for the purpose of selling it, and none that send it to London They only take advantage of the Newmarket racing stables, which is a limited market.

Reduction in rents.

34,734. (*Viscount Cobham.*) Does the reduction of rent on your estate represent pretty fairly the reduction throughout the neighbourhood?—I think the reduction in the neighbourhood has been in excess of my own. My estate has generally speaking much better buildings, better farmhouses, and better general accommodation than my neighbours; and I believe that is more the reason why my tenants stay with me and pay a higher rent than they would to some others.

34,735. You have treated them with almost excessive liberality?—I have made it more desirable for them to stay. As to the deductions mine is certainly one of the least reduced estates, I should say, in my neighbourhood.

Restrictions on farming.

34,736. And you allow them to farm precisely as they please?—Practically.

34,737. And you are practically keeping on many bankrupt tenants?—I will not say many. I have but once distrained in 22 years, and that was one tenant, not because he did not pay his rent, but because he was——

34,738. But still you say you have several tenants who pay a fraction only of their rent once in two years?—I have at least one large farmer and several small ones.

34,739. And you give for your rents eight months' credit?—Yes.

34,740. How long has that been the practice?—I used to have an audit before Christmas, and my tenants asked to put it off till after Christmas, so that they might have the benefit of the markets; and then my personal convenience came in, and it has kept on. I am not going to defend it as a good system.

Deterioration in farming.

34,741. And you have every reason to believe that the soil of your property is being considerably deteriorated?—I am certain of it.

34,742. I am afraid that the prospects of your estate do not point to any improvement in its circumstances?—I see no bright spot whatsoever in the future—I could not expect a crash if I did. If people were logical, and land had been on a commercial footing in this country, half the farmers would be declared bankrupt at this moment, but they are not; they just escape being declared bankrupt; and I think that might be fairly said to apply to one-half of the tenants in East Anglia.

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Management of estate.

34,743. The system of managing the estate which you have described has been forced upon you; it is not the system you would adopt if you could help it; for instance, the eight months' credit?—I am not prepared to say that that is the right thing to do.

34,744. But, in fact, you are managing from hand to mouth?—Just to show I am not a careless landlord, I have had several farms reported upon by land agents as to the state of them. Although indulgent, I am not careless; in fact, I am strict; I try to remedy the situation. I had reports from agents, but I have utterly failed to put a stop to the thing. Now I may just mention on that point the other day I was crossing the farm of one of my tenants and I could hardly see the turnips for the weeds growing there. I did not go to the tenant and complain of that, but I happened to meet him, and I said, "I hope I shall not see so "many weeds on your land"; I said it rather in a chaffing way, not as a serious complaint. The next day there reached me a letter to the effect that it was bad enough to be losing money on my estate, and then to be insulted like that about his weeds. In this tenant's case I have reduced his rent from 30*s.* to 15*s.* You see I am not a careless person about weeds.

34,745. (*Mr. Everett.*) And you have a few instances like that?—Yes.

Allotments.

34,746. (*Viscount Cobham.*) On the question of allotments, are they mostly taken by agricultural labourers, pure and simple?—Yes. Tradesmen who do not apply for small holdings take two or three acres, something between an allotment and a small holding.

34,747. Do the greater number of the agricultural labourers on your estate take allotments?—Yes, I only know two or three who do not.

34,748. Do they make it pay commercially speaking?—I have no doubt whatever that they do. I do not quite like your word "commercial." It pays them as consuming everything on the spot, and not paying anything for carriage. It works in with pig keeping.

34,749. With the present prices and charging for their labour could they show a balance sheet in their favour?—I think so; they grow greens, potatoes, and nearly all the labourers keep pigs, and they all grow barley to feed the pig, and straw to put under it.

34,750. When do they do their work on those allotments; after their work on the farms is done?—Yes, they as a rule do it after the work on the farms. I have no doubt whatever that the allotment pays them admirably. I should say that it would not be putting it too high to say that the allotment is worth 8*l.* at least, and I might go up to 10*l.* a year, for the produce of an acre.

34,751. Are they assisted in any way by yourself or the farmers?—Not as a rule.

34,752. Do they get any ploughing done for them?—Not as a rule. When a man has a whole acre he sometimes gets it ploughed; if he has two acres, he always gets it ploughed.

34,753. Are not the holders of allotments apt to become mere jobbing labourers so as to have more command of their time?—If they did that would apply to the whole of my estate; where there are two or three acres he is practically a jobber, but that does not create any difficulty.

34,754. The farmers would not regard that with satisfaction if that was the case?—No.

34,755. (*Mr. Little.*) Where do they keep the pigs?—They generally put up some sort of stye for themselves.

34,756. On the allotments?—More often at the bottom of a garden, because they have a garden as well as an allotment.

Results of farming.

34,757. (*Viscount Cobham.*) I do not think you have given any details as to the result of your farming?—I am afraid I told you that I lost about 1*l.* an acre.

34,758. Is that one year with another? Have you got any figures during the last four years?—My loss last year was about 1,200*l.*, and this year it came out exactly the same; that is, taking one year with another, you could not put it at less than 1*l.* an acre; but I farm the worst land I have, the thin land.

34,759. (*Mr. Little.*) If you charged yourself no rent you would still be out of pocket?—I should. I charge

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myself a very low rent. I charge 10*s.* for a portion and 15*s.* for another portion, and I have never made it.

34,760. (*Viscount Cobham.*) Are the last two years typical years?—No. You can hardly have a good year for farming that land, but I quite recollect three really bad ones. 1887 was a year of drought, almost as bad as 1893.

34,761. The whole loss over a series of years was 1*l.* an acre per annum?—That does not mean I have to pay 1*l.* out of pocket. I do not make my rent or my tithe, or interest on my capital; and I do not make my rates, and I have some out of pocket loss besides. That does not mean that each year I have got to put 1,000*l.* into the farm to fill up the gap.

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The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Sixty-third Day.

Friday, 16th November 1894.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
The Right Hon. BARON RENDEL.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
CHARLES ISAAC ELTON, Esq., Q.C.
Captain OWEN THOMAS.
FRANCIS ALSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., } *Assistant Secretaries.*
ALAN MACKINNON, Esq. }

Mr. R. STRATTON called and examined.

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34,762. (*Chairman.*) You are a tenant farmer residing at Duffryn, Newport, Monmouthshire?—Yes.

34,763. How long have you farmed in that disirict?—Since 1865.

34,764. What is the size of the farm?—My farm at Duffryn is about 800 acres; I also occupy another farm near Portskewett of about 700 acres, and another hill-farm between Chepstow and Usk, something over 400 acres, and I am half owner and occupier of an estate in Gloucestershire of 1,200 acres under cultivation.

34,765. Under your own cultivation?—Yes.

Description of district.

34,766. Then the district in your neighbourhood consists of four classes between Cardiff and Chepstow?—Yes, I have classified them in that way.

34,767. Will you state what they are?—In the first place there is a belt of grass land running from Cardiff to Chepstow and running on again; of course up to Gloucester it is deep alluvial land, all grass. This is naturally very good land and is farmed generally speaking by graziers, dairymen, and hay growers; and I may say at once that the farmers occupying that land have maintained their position very fairly well, and that though of course that land has deteriorated in valuc to some extent it still lets readily and sells readily.

Reduction of rent.

34,768. What has been the reduction of rent upon that land?—It varies considerably, but I should say the general reduction of that grass land does not amount to more than 10 or 12 per cent.

Cheese-making.

34,769. Then the farmers of that land have done fairly well?—They have done fairly well. There is a considerable amount of dairying upon that district. The specialty of this dairying is what they call "Caerphilly cheese"; it is a soft thin cheese which goes to the market very quickly, and is readily bought by the miners, the colliers, and so on. There is room for great improvement with it.

34,770. It is not a high quality of cheese?—It is not a high quality of cheese; there is no uniformity of goodness about it; some of it is very good and a great deal of it very bad.

34,771. It is capable of considerable improvement?—It is capable of improvement. We are hoping that there will be some improvement under a system of technical education they are adopting in our county.

34,772. Is there any attempt at co-operative management?—No, nothing of the sort.

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34,773. Would it be capable of improvement in that direction by that method of co-operation?—Do you mean the factory system?

34,774. Yes?—I think this is a kind of cheese which can be made quite as well in a farm-house as in a factory. In fact factory cheese as a rule is a low quality of cheese in my opinion.

34,775. What extent is that district compared with the others?—It is running something like 30 miles, and it varies in width from a mile to four miles. The exact number of acres I do not know.

34,776. Is it about one-fourth of the district you are describing?—Not nearly so much; probably nearly a tenth, but it is the cream of our county.

Description of district.

34,777. Then the next district?—The next district is one adjoining this, and situated principally upon rising ground on the old red sandstone and limestone formation. There is a considerable portion of arable land on this, and rather nice upland pasture. On the arable portion it is peculiarly suitable for barley and sheep, what you may call "rotation farming," and the farmers of that district have held their position very fairly well. Barley has been a great speciality, especially in the Chepstow and Portskewett district—perhaps one of the best barley districts in the country.

Reduction of rent.

34,778. Then in this district also the farmers have maintained their position fairly well?—Fairly well. There have been reductions of rent of course.

34,779. What reduction?—It has varied pretty much in proportion to the arable land, but I should say that that district generally has been reduced something like 15 per cent.

34,780. And with that reduction does the land let easily?—Yes; there is no land in the landlords' hands, and when farms come into the market they are re-let, often, of course, at a reduction.

34,781. Does land sell readily when in the market?—It sells fairly readily.

34,782. What kind of number of years' purchase is it?—About 27 or 28 years' purchase.

Barley-growing.

34,783. Not much reduction in the number of years as compared with a few years ago?—No. Of course, at the present moment, owing to the fall in grain, our speciality in barley seems to be somewhat at a discount. For instance, one of my farms is situated at Chepstow, a district which is peculiarly fitted for good barley. When I took that farm I recollect a 50 acre field of barley made 60*l.*; the same field this year, and just about the same crop (five quarters per acre) will make 35*l.*; the former crop made 48*s.* per quarter.

34,784. The very low price of barley is against that district?—Yes.

34,785. But apart from this year the farmers have done fairly well?—Yes, in that district; last year of course they lost money.

34,786. Is there any dairying in that district?—Yes, a certain amount of dairying.

Land laid down to grass.

34,787. Is there any land laid down to grass?—A very considerable portion is laid down. All the poorer portions have gone down, also the heaviest portion, that is, the least easily cultivated.

34,788. Does it lay down in fair grass or not?—Very fair grass.

34,789. How soon does it come to value?—It depends entirely upon the treatment. If properly treated it comes into value immediately and continues so. A large majority of land which I have laid down to grass, has given me, I may say, every satisfaction. If I had not done as I did—laid a quantity of it down as soon as I saw what was coming—I should have been in a worse position than I am in at present.

34,790. What do you consider it costs to lay down per acre?—Well, I have never been an advocate for expensive seeding or laying down. My seeding has never cost more than 12*s.* per acre.

34,791. (*Mr. Lambert.*) Permanent seeding?—Yes.

34,792. (*Chairman.*) Do you feed sheep with cake upon it heavily so as to improve it rapidly?—Yes, and I manure it occasionally.

34,793. Feed the cattle and sheep with cake?—Yes, and sometimes roots, and I feed them so in winter.

34,794. It is not a costly process in your district to lay down grass?—No, not on this particular land.

34,795. (*Mr. Little.*) Principally rye-grass?—I use some rye-grass, and some cocksfoot, and timothy and clover.

34,796. (*Chairman.*) Is there permanent grass?—I am speaking now of permanent grass.

Description of district.

34,797. What is the third district?—There is a third district of inferior land with a strong dash of clay in it. This is very poor land, and a good deal of what was arable on this kind of land has gone down to grass. A good deal of it is somewhat poor grass. It has a rather poor class of tenantry upon it. Very little money has been spent with a view to making this poor grass into good grass, and even if it were spent upon it the probability is that a good deal of it would be wasted. It is naturally poor land.

34,798. What did it grow?—Wheat to a certain extent, and oats occasionally, and occasionally roots. Arable was always in a small proportion to the amount of grass on the holding, but that small proportion has grown very much smaller.

34,799. Is this poor soil as compared with the others?—Yes, altogether poor as compared with the others.

34,800. What proportion of the district is this, one-fourth or what?—Well, it is rather a large district, running from the River Rhymney up to the northern part of the county before we come to the hills; that is to say, 25 miles. And then again, in another direction—I am speaking of the high ground between Newport and Monmouth.

34,801. Is that farmed generally by small farmers?—Principally by small farmers.

34,802. Without much capital?—Without very much capital.

34,803. And they have hardly done justice to the land in laying it down?—Frequently not.

Reduction of rent.

34,804. What has been the reduction of rent upon this land?—Generally speaking about 15 per cent.

34,805. Not more than that?—I do not think more than that.

34,806. Still they let it with that reduction?—They are pretty nearly all let.

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34,807. When the farms become vacant are there applicants for them?—Yes, there are.

34,808. And does the land sell?—There is not much selling in the district.

34,809. But it is let with the reduction of 15 per cent.?—I think it has been doing so, about that.

34,810. (*Mr. Little.*) What is the rent?—They vary very much, from 5*s.* to 15*s.* per acre.

34,811. (*Chairman.*) It is rather a low rented land?—It is rather a low class of land.

Tithe.

34,812. (*Mr. Everett.*) What is the tithe?—The tithe on that land would be probably 3*s.* 6*d.* per acre.

34,813. (*Chairman.*) But in speaking of the rent you include that?—When I was speaking of 5*s.* I was not contemplating tithe; it would probably make 8*s.* to 18*s.* including tithe.

Description of district.

34,814. Then we come to the last district; what do you say about that?—These are small enclosures abutting on the hills, and for the most part the occupiers have a run on the mountain for their sheep and cattle, as the case may be. I think they have held their position perhaps as well as any class of farmer in the county. Of course their life is a hard one, and they live very economically; they work hard and they do not aim to save much money; if they can make a living, and a rough living, they are fairly well content, and that remark applies to the former class of farmers.

34,815. What sized holdings have they?—They vary very considerably, but, generally speaking, they are rather small, I should say 100 acres would be an average.

34,816. And then besides that, they have the run of the hills for a considerable number of sheep or cattle?—Yes.

34,817. And what does 100 acres consist of, is part of it arable?—A very small proportion would be.

34,818. Is it mostly grass?—They sometimes keep one plot, five acres out of 100, in arable, just to grow potatoes, oats, and a few roots.

34,819. Is there any recognised stint of the cattle so turned out as to what they can feed?—There is a recognised stint.

34,820. Is that kept to?—I think so.

34,821. Do the small holders not have some advantage over the large ones?—I do not know that they have. If a man is very persistent I daresay he might have an advantage.

34,822. And turn out a larger proportion to their quantity of land?—There are certain complaints of that kind, but, generally speaking, things work fairly well.

34,823. And in these cases has the rent been maintained?—Yes, as well maintained as any part of the county.

34,824. Is it mainly devoted to sheep or cattle?—Mainly sheep.

34,825. In spite of the fall in prices the rents have been maintained?—Yes, the fall in prices in sheep has not been so excessive as in other things, you will observe.

Result of farming.

34,826. Then what is your own land mainly in, the first and second?—The first and second class, about 1,500 in those two classes.

34,827. Have you found in the first class of land that you have done fairly well?—I have just managed to hold my own, but for the last 10 or 15 years I may say nothing more.

34,828. You have made moderate interest upon your capital?—I consider that I have made a living and nothing more.

34,829. (*Mr. Everett.*) And is your capital intact?—I consider so, it was not last year, I think it might be this year.

Value of stock.

34,830. (*Chairman.*) Your cattle have somewhat depreciated in value owing to the fall in prices?—I thought so last year, very much so; but the price of stock having gone up this year, if I go into the values I shall be in a better position.

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34,831. Has the stock gone up as much as it fell last year?—Sheep have gone up about as much as they fell last year.

34,832. Of course the fall last year was due to the drought in England?—To a great extent.

34,833. And that led to a great diminution of the stock?—Quite so.

34,834. This year the stock is not adequate for the feed, and therefore the price has gone up again?—Especially for sheep and store cattle, the latter have gone up for a certain time, and they have gone back, and are selling exceedingly badly at the present time.

34,835. What is the cause of that?—The very low price of beef which of course is crowding in from America. Also the low price of corn. There is no money realised by the farmers for the corn to invest in stock, so that at the end of the harvest the farmers expect to thrash some corn, and convert that corn into money, and put it into stock; but this year corn is simply unsaleable.

34,836. But apparently, from what you say, comparatively little wheat is grown in the country?—Very little, but other kinds of corn is grown almost in the same proportion as wheat. Of course the price of stock does not depend upon the price of corn in our county.

34,387. Do you buy any feeding stuffs?—I buy largely.

34,838. And the low price tells in your favour there?—Certainly, from a stock point of view.

Sale and purchase of corn and feeding stuffs.

34,839. Do you buy as much as you sell of corn and feeding stuffs?—I think about as much—very nearly about as much—I am speaking now of Monmouthshire.

34,840. Is that generally the case in your district, that farmers buy as much as they sell?—I say not.

34,841. Do they sell more?—They sell more; it depends entirely upon the nature of the farm; the proportion of arable to grass.

34,842. Then you have laid down rather more grass in proportion than other farms in the district?—I think I have.

34,843. Perhaps you would say a word with regard to tenant farmers. You say in your brief that they are free generally from hampering conditions and sell the produce?—Yes.

Condition of farmers.

34,844. Then you have the two markets in close proximity and the railway rates are saved in consequence?—Yes, I attribute what I may term a comparatively satisfactory condition of agriculture in our county principally to the fact that we are free from all hampering conditions with regard to farming, in the first place, and selling; and, secondly, that we are in close proximity to good markets which we avail ourselves of for all kinds of produce.

Wages.

34,845. Then with regard to the labourers, have the wages been maintained?—Yes.

34,846. Or have they increased as compared with 30 years ago?—They are fully maintained; generally speaking there has been an increase certainly during the last 20 years. I am bound to say that in my own case there is very little increase per day in the last 20 years; but I think I am in a rather exceptional position. When I took to the place wages were very high. I have a considerable milk trade, and milkers have always been rather highly paid class of labour. It was so when I took the place, and it is so now, but wages have not gone up more than 1*s.* per week in my own case.

34,847. What are they?—I pay the milkers 15*s.* a week and a house.

34,848. Rent free?—A house rent free and a garden.

34,849. For an ordinary labourer, how much?—13*s.* a week.

34,850. Without a house, I suppose—I mean paying rent for his house?—That would be with a house rent free. The ordinary agricultural wages would be 2*s.* 6*d.* a day. If you want a man for the summer you would have to pay 2*s.* 6*d.* per day; and allow them beer money in hay-making and harvest extra.

34,851. That is ordinary labourers, not milkers,—have their wages gone up somewhat?—Yes, I should say they had until lately; perhaps during the last two years there has been rather a tendency the other way.

34,852. What was the rise, 2*s.* a week?—I think so.

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34,853. And now there is rather a tendency to fall you say?—Yes, in fact, there is not the demand for labour.

34,854. (*Mr. Giffen.*) Since what time do you count the rise?—I am speaking now of the last 20 years.

34,855. (*Chairman.*) I suppose the rise occurred first about 1873 when agricultural labourers' wages rose very much?—I should go back further than that—I should say from 1861 there was a general tendency to rise.

34,856. (*Mr. Whitehead.*) Has the contiguity to collieries affected your wages a great deal?—Yes, the high price of labour in the towns which, of course, is kept up by the unions undoubtedly must affect the keeping up of the price of agricultural labourers' wages.

Employment of labour.

34,857. (*Chairman.*) The small farmers that live on the hill sides, I suppose, do not employ much labour?—Very little.

34,858. The small farmers in the various districts who rather farm more arable land, do they employ much labour?—No.

34,859. The labourers mainly are confined to the two better districts that you speak of?—Yes, the extra labour, and in the summer time they get men out from the towns for haymaking and harvest.

Condition of labourers.

34,860. Looking at the price of food and all kinds of things, and the great fall in wheat, and the cheapness of sugar, and so forth, the labourers must be much better off?—The labourers who have employment were never so well off as now, in fact, my farm labourers, I consider, are far better off, and have many more comforts than the small farmer undoubtedly.

34,861. What should you put the improvement at in per-centages compared with 20 years ago when the prices were high?—The condition of the farm labourer?

34,862. Yes?—The per-centage of the improved condition?

34,863. Yes?—25 per cent. at least.

34,864. I suppose the lower class of labourers have benefited more than the higher ones?—They have all benefited much. The lower ones—those with large families—have benefited more.

34,865. They did not consume much meat formerly?—They did not; they do now.

34,866. They spend what they have saved in the purchase of corn and bread, and sugar, and so forth, and in meat?—In meat and clothing. Women formerly did a good deal of work in the fields; now they do none, and it is very difficult to get a woman to assist as a charwoman and that kind of thing.

Employment of women.

34,867. And the improvement has shown itself in the women withdrawing themselves from the field work?—Yes.

34,868. Do they occasionally assist in the harvest time?—The native women who live in the cottages do no work at all. I get some Irish women to do work and so on, but those who live on the farm and in the cottages do no work on the land, neither do they let themselves to the gentlemen's or farmers' houses to assist as they used to do.

Reduced labour.

34,869. Has there been any decrease in the employment of labour in the district?—Undoubtedly.

34,870. Is it owing to the conversion of arable land into grass?—Yes.

34,871. Has there been otherwise a reduction?—Yes; the improvement in machinery would account for a very considerable reduction.

34,872. Then the farmers have been able to make some economy in that direction?—Certainly.

Unemployed labourers.

34,873. Are there any agricultural labourers out of employment in your district?—They are not in my immediate district. It is difficult to say who are agricultural labourers, because, sometimes, if a man loses his employment, he goes into the town or becomes a collier, and we get men from the colliery districts in the summer time to assist, and for the time being they are agricultural labourers.

34,874. As compared with 20 years ago is there any difference?—I see a good many without employment and a good deal of begging, and so on, about the towns. I think that the labour market is altogether overdone.

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As a matter of fact, I may point out that I have a man now who is by trade a fitter, and is not allowed by his Union to work under 10*d.* an hour, and he has been working for me for 14*s.* per week, and he is very glad to continue; he is a perfectly able-bodied and capable man. But these Unions keep up the price of labour if they have to be idle three parts of their time, they will not reduce their price.

34,875. You are speaking of labourers in the towns?—Yes, the unions of the towns and colliery districts.

Cause of depression.

34,876. Then what, in your opinion, is the cause of the depression, such as it exists in your district?—Well, low prices of course, are the prime cause. The cause of low prices, is rather a big subject. I suppose, over-production in the first instance; and there are some other causes as well, we think. We do not think that it can be entirely over-production. There has been over-production before to-day, but never such low prices as we have to-day.

34,877. Well, then, do you think that the charges on land are too heavy?—Yes, I think so. It was all very well to tax the land to the extent it was taxed when we had a monopoly of supply of food to the people, but as soon as that monopoly is taken away it seems to me that, at all events, we ought not to be charged higher than other kinds of property. I am inclined to think that it is over charged.

Rates.

34,878. Has the assessment of land been reduced in proportion to the reduced rent?—Yes, generally.

34,879. What do the poor rates average in your district?—3*s.* in the £—something over 3*s.* in the £.

34,880. Is that the same as it used to be?—In my parish of Duffryn the rates in the £ were 3*s.* 10*d.*, 2*s.* 10*d.*, 2*s.* 4*d.*, 2*s.* 8*d.*, 2*s.* 6*d.*, 3*s.* 2*d.*, 3*s.* 8*d.*, during the last few years.

34,881. As compared with 20 years ago, what do you say?—I do not think there is much difference.

34,882. In spite of the reduction in the assessment?—The assessment per £ is much about the same.

34,883. I thought you said the assessments had been reduced?—They have been reduced.

34,884. But the aggregate assessments are about the same?—We are paying the same in the £ as before.

34,885. But your assessment has been reduced?—Yes; agricultural assessment.

34,886. How much has that been reduced for the whole union?—I should say about 10 to 15 per cent.

34,887. (*Mr. Whitehead.*) Have the assessments been reduced down to rentals?—Yes, I think so.

Deteriorated farming.

34,888. (*Chairman.*) Do you think there has been any deterioration of farming in that district?—Yes. I do not think that the farming is as good as it was 20 years ago. There is no encouragement to spend money upon land now that there was formerly.

34,889. Do you consider that the present system of tenure has had any effect upon the depreciation?—The system of tenure in vogue in our county do you mean?

Tenure.

34,890. Yes?—No. I think the system of tenure in our county is as fair as it will be found in any county.

34,891. Is land held in yearly tenancies generally?—Generally.

34,892. Under leases?—Very few.

Scale of compensation in Monmouthshire.

34,893. Is there a custom of the country better than the provisions of the Agricultural Holdings Act?—I would hardly say that. The custom of the country is not very clearly defined. With regard to compensation for unexhausted improvements, the Monmouthshire Chamber of Agriculture, after the passing of the Agricultural Holdings Act, drew up a scale of compensation which was agreed to between landlords and farmers at several meetings, and it has very generally been accepted. This is a copy of it, which I shall be happy to put in (*see* Appendix V.).

34,894. How does that compare with the Agricultural Holdings Act?—Well, the Agricultural Holdings Act simply lays down a principle, I think.

34,895. And this scale applies that principle?—This defines that principle.

34,896. (*Lord Rendel.*) Does it resemble the custom of Glamorganshire?—The custom of our county is not the same as Glamorganshire, but the custom of our country varies in almost every parish; it is difficult to say what is the custom of the county as a county. I think before the passing of the Agricultural Holdings Act there was a very inadequate compensation for unexhausted improvements. Perhaps I may say the general system was that the outgoing tenant should sell off everything, or that was so in a certain district; at all events, he should sell off almost everything and the incoming tenant had practically nothing to pay. In another district straw had to be taken at a standing price; also certain proportions of hay, and the outgoing tenant had a right of one-third of his land in wheat as an off going crop which he took free of all expense.

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34,897. Would the Glamorganshire custom be regarded as a good one?—It was favourable to the outgoing tenant.

34,898. (*Mr. Little.*) Were they Lady Day entries?—Generally Candlemas—the 2nd of February.

34,899. Then the out-going tenant had possession of a certain portion of arable for a crop of corn to the Michaelmas following?—Yes.

34,900. Paying rent only up to Candlemas?—Yes.

34,901. (*Chairman.*) What do you consider the remedies for the depression, as you describe it?—We look to the Commission to inform us on that subject.

34,902. What do you suggest yourself?—I really cannot see at present that there is any practical legislative proposal that can be made to remedy agricultural depression. I suppose you cannot make prices larger by legislation, or you are not prepared to do so at all events; and it is the lowness of the prices which causes the difficulties of the present time.

The Agricultural Holdings Act.

34,903. (*Mr. Channing.*) I take it from your brief that you approve of the recommendations of the Central Chamber of Agriculture as to the amendments of the Agricultural Holdings Act?—I do so generally.

Land laid down to grass.

34,904. (*Chairman.*) You think more land will be laid down in grass?—I think it is absolutely certain that there must be an enormous quantity of land laid down to grass eventually, because growing corn at this price on any land must be a ruinous business as compared with the prospect of what you can keep on grass land. The tendency will be to lay down as much land to grass as possible, to keep stock and save labour, and cut down the labour bill. Agricultural labourers in a few years' time, if things go on as now, will be very scarce indeed.

Labourers and landlords.

34,905. (*Mr. Everett.*) The land cannot maintain the labourer and the landlord—it cannot pay wages and rent too?—No, I think not.

34,906. (*Mr. Lambert.*) Which do you think will have to go to the wall?—Well, I think the going to the wall of the landlord will not put the labourer in a better position—I do not see how it will.

34,907. But Mr. Everett asked you whether the land could bear both wages and rent. You replied that you thought that they could not bear both, so I ask which of them ultimately will the land bear?—I think it is very likely it will bear very little of either with the land laid down to grass, and the landlord will very likely farm it himself.

34,908. (*Mr. Everett.*) If the land is laid down to grass it will bear rent, but not carry wages?—It may bear rent, but the landlords may have to carry on the farming themselves.

34,909. (*Viscount Cobham.*) But hitherto rents have fallen and wages have not fallen?—That is so; but there is less labour employed upon the land than formerly.

34,910. (*Chairman.*) That is partly due to improvements in machinery?—No doubt also to the large quantity of land laid down to grass.

Reduction of rent.

34,911. But, according to your evidence, the reductions of rents so far have not been considerable?—Not very considerable. In common fairness I ought to say that I am renting under an exceedingly good landlord—Lord Tredegar—and his reductions have been, and are at the present moment, 20 per cent.—10, 15, and 20 per cent. We have 20 per cent. now, but it ought to be understood what that means. Of course, a reduction of 20 per cent. from a highly raised rent of, say, the years 1872 and 1873, might not mean very much sacrifice to a landlord; but it is only fair to say that Lord Tredegar's rents have not been raised since 1860, and then a general revision took place, and, as far as I know, without a general increase. Therefore his Lordship's reduction is a much more meritorious reduction

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than a 50 per cent. reduction might be on a highly raised rent of 1872 and 1873.

34,912. I think you said in the best district the average reductions have not been nearly so much. They do not amount to more than 10 to 12 per cent.?—In the low grass district.

34,913. And in the case of small farms on the hill sides I think you said there had been no reduction?—I hardly say none, but it has not been so general, and in many cases no reductions have been made. I would like to put in a little pamphlet which I wrote for the Royal Agricultural Society on Economy in Cultivation.

34,914. Do you make any suggestions there?—Yes, I do. I do not know that I need trouble you with this, but if the Commission would like, I would be happy to send copies to members of the Commission, but I think there is room for very considerable economy in the cultivation of land, and I am alluding here especially to the system adopted in ploughing. The lighter lands are the lands which now are almost the only lands that can be made to pay anything at all for cultivation, and those lighter lands I think may be cultivated very much more economically then they are at present. In advocating here a light plough on a gang system, a man to ride and drive three horses abreast. I have adopted that system in Monmouthshire and Gloucestershire with many good effects, and I think there is room for a very considerable saving by doing so.

The "gang" plough.

34,915. (*Mr. Lambert.*) Would that plough the land that is not level?—I am using it on very unlevel land.

34,916. What would you term a "gang" plough?—Well a plough which a man can ride. That is what I understand by a "gang" plough. This is a plough that you can either ride on or get off and walk behind it.

34,917. How many furrows has it?—Three furrows.

34,918. And three horses?—And three horses abreast.

34,919. (*Mr. Whitehead.*) The same system is adopted in America very largely?—Yes. I do not say that it is a suitable plough for all kinds of operations, but I maintain that a great deal of the ploughing now done deeply and expensively might well be done at half the depth, and would be for all practical purposes as well, and it can be operated upon by this plough quite as well as it can with the ordinary plough.

34,920. How many acres do you say can be done by three horses?—Three acres.

34,921. One man and three horses?—Yes.

34,922. (*Mr. Clay.*) You have no stones to disturb the gang plough, have you?—I have used this plough on as stony a farm as you will find on the Cotswold Hills, and I am using two or three of them with excellent effect on stony stubble.

34,923. (*Viscount Cobham.*) Whereabouts is it on the Cotswold Hills?—Nine miles above Cheltenham.

34,924. (*Chairman.*) You think in this way there might be considerable economy?—I do.

34,925. And one pair of horses out of every four might be dispensed with?—It is quite possible.

34,926. And inasmuch as a pair of horses and a man's wages, and interest on money, and depreciation of horse and harness varies from 75*l.* to 100*l.*, you think that that would result in a very considerable economy?—Yes.

34,927. Then you think also that a large amount of land would be laid down in grass?—Yes.

34,928. And then you might go in for butter-making, dairying, or cheese-making?—And stock raising and sheep farming.

Cheese-making.

34,929. Is there much opening for cheese making in your county?—I think there is a very large opening for cheese making. I do not see why the cheese produced in this country should not vastly be increased.

Dairy factories.

34,930. Would you advocate the extension of factories for the purpose of co-operative cheese-making?—I am not prepared to advocate that. I see no particular necessity for that. I think cheese-making can be done very well in the farmhouses, provided they have suitable farmhouses and dairies.

34,931. Is there much butter made in the district?—Not as much as there should be.

34,932. Do not you think that it would be possible to improve it, and maintain the average quality of butter in the district?—Undoubtedly.

34,933. Would not that be better done by factories?—Well, I am afraid it would be making an average low quality from factories, because they have a way in factories of mixing other deleterious articles with butter. I was told the other day by a great authority on butter-making that 20 samples of butter were taken from first-class hotels in London; and in 18 out of the 20 there was adulteration by animal fat. I am told that this is a very prevalent system in butter factories.

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34,934. (*Mr. Lambert.*) The imports of margarine have gone down, and the imports of butter have gone up very considerably?—Yes.

Technical instruction

34,935. (*Viscount Cobham.*) Are the county council doing anything to improve the manufacture of butter?—Yes; we have a dairy school, and I think that it is working very well. We have a competent teacher—it is an itinerant school, and there are plenty of applicants for learning. This has been going on for three years, and next year we propose to teach cheese-making. Especially Caerphilly cheese-making under an improved system.

34,936-7. Are these classes well attended?—The dairy schools for butter-making are fairly well attended.

34,938. By the right sort of people?—Yes; farmers' daughters and wives.

Laying land down to grass.

34,939. Do you notice any improvement in the butter produced?—They say there is considerable improvement.

34,940. I suppose there is a good deal of land in Monmouthshire that is well adapted for laying away to grass?—I think so.

34,941. It is an expensive process for a number of years. How soon in your opinion should it become remunerative to a tenant farmer?—I am bound to say that I have not found it an expensive process. I mix Dutch, Alsyke, cow-grass, perennial rye-grass, timothy, and cocksfoot. That is all I put in; about 3 lbs. of each of the clovers, and perhaps 10 lbs. of each of the others.

System of cultivation.

34,942. (*Lord Rendel.*) You feed rather heavily?—Yes, and manure too. I think farmyard manure is better expended upon young seeds than anything else.

34,943. (*Viscount Cobham.*) You put in a corn crop?—I sow it in a corn crop, and I put a dressing of farmyard manure on and graze it.

34,944. How soon do you put sheep on it?—After taking the crop of hay off, do you mean?

34,945. Yes?—Any time.

34,946. (*Mr. Lambert.*) When farmyard manure is used is it after the young seeds in the spring?—Whenever I have it to spare.

34,947. You would not take it out in frosty or wet weather?—I would take it out in wet weather, but not in frosty weather.

34,948. Do you use the manure with the straw quite long?—Sometimes. I prefer short manure for young seeds, because if you have long stuff it is apt to cake down and kill the plants.

34,949. Which do you think is the best time for dressing young seeds with farmyard manure?—I am hardly prepared to say when. I like farmyard manure on seeds at any time, but I never do it except at leisure time—I never stop farming operations in order to haul out manure.

34,950. Do you let the manure rot for a whole winter?—I take it out as soon as it is made sometimes.

34,951. Then it would be long straw; it would not be rotten?—Sometimes we have manure made from short stuff, and odd manure of that sort; and I take on to the grass land road scrapings and any odd stuff.

34,952. On the question of weeds, do you calculate weeds in the manure would have a detrimental effect for putting upon seeds?—No.

34,953. Say charlock?—If they had the mowing machine it would settle that.

34,954. Would it grow?—Yes, but if the land was ploughed deep down it would not.

Technical instruction

34,955. (*Mr. Whitehead.*) Does your county council do much in the way of practical agricultural teaching?—We have this dairy teaching, and we have a teacher to instruct in horticulture, fruit growing, and all matters pertaining to gardening. We have had a very competent man recently, and we have

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done very good work. He also teaches at two industrial schools where they have a garden in connexion with those schools, and the children are taking readily to the teaching and appreciating it; and I think he is doing very good work there.

34,956. Has there been an improvement in dairying and cheese making from the education given?—Our teaching of cheese making has not yet commenced; and in butter making it is generally admitted that there is an improvement.

Butter-making.

34,957. Have you a good sale for butter in your district?—Yes, we have a fairly good sale, but I am bound to say that there has been, and is generally a want of uniformity, and an absence of good quality, which has rendered the butter less saleable than it should be.

34,958. In your opinion could butter making be extended in this country?—Yes, very largely.

34,959. And would it be a source of profit to agriculturists generally?—I think a living could be made out of dairying at these prices.

Poultry-keeping.

34,960. Would that apply to poultry-keeping also?—Poultry-keeping in a moderate way. I am bound to say not in large flocks of fowls or anything of that kind, but with small farmers and labourers I think assistance af that kind works very well. There is a good deal of it done in our county.

Fruit and vegetable culture.

34,961. You spoke of fruit culture just now; could that and vegetable growing be extended to the advantage of agriculturists?—Yes; in a country such as ours where we are close to large towns, and where railway carriage can be dispensed with, I may say where they can get a distribution of those things straight to the consumer, which they do now to a very large extent in the neighbourhood of our towns, it could be profitably extended.

Flax growing.

34,962. I notice in your proof that you have advocated the culture of flax?—Yes.

34,963. Do you think that is likely to be a profitable culture in this country?—I cannot see why flax cannot be profitably grown in this country to a far greater extent; in fact it is not grown at all now. I grew flax for some years, as much as 80 acres in a year. Then I had an excellent market for the straw at 4*l.* 10*s.* per ton for paper making. But, like everything else, they found something cheaper, and I lost my market, and I had to give up flax growing.

34,964. That is the great difficulty—the getting rid of the straw?—Yes, it is. But as you know there are thousands of tons of flax imported into this country; it is brought from the centre of India, the centre of America, and continental countries, and it can just as well be grown in this country.

34,965. (*Mr. Little.*) Is not the difficulty of labour one of the deterrent causes, to get children to do weeding and pulling?—That would be necessary, no doubt, if you are going in for very fine flax for linen purposes, but in the neighbourhood of large towns there is plenty of labour available now; and, I think, in the northern parts of England, near the manufacturing towns of Bradford, and so on, where flax is used, and where the carriage might be dispensed with, or saved to a considerable extent, it might be grown. There is a very large amount of linseed imported, and there is no doubt that we can grow flax just as well as other countries can, and I have grown excellent flax, 20 bushels of seed per acre, and two tons of straw.

34,966. (*Mr. Whitehead.*) It is not the difficulty of climate or soil but it is the disposition of the fibre?—For fine linen?

34,967. Yes?—But then flax fibre is now used for so many things. I cannot help thinking that there must be a market for a moderate fibre as distinguished from the very fine fibre for fine linen.

34,968. You also advocate beet culture, that is sugar-beet, I suppose?—I merely threw it out. Why sugar-beet should not be grown in this country, and sugar manufactured, I do not know, except that the foreign bounty system, I suppose, would kill it.

Course of prices.

34,969. (*Mr. Giffen.*) You told us, I think, that you had done rather better than some of your neighbours because you saw what was coming, and you anticipated them in laying down land to grass?—Well, I said, I think that I had done better than I should have done—not better than my neighbours that I am aware of—but better than I should have done myself if I had not laid it down to grass.

34,970. At what time did you begin to see what was coming?—As soon as I saw the prices of corn dropping, I cannot tell you offhand, any time, but something like 20 years ago.

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34,971. As long ago as that?—Yes.

34,972. You began to think there was something in the price of corn that you could not depend upon, and you began to lay down to grass?—Yes.

34,973. Can you give any idea what is coming now similar to what you thought then?—It looks like very general ruin, that is what it seems to me now.

34,974. You have no similar calculation as to the future, similar to what you had 20 years ago?—It is no good prophesying unless you know.

34,975. In this case you seemed to know?—I happened to guess right, but it is impossible to forecast at present.

Foreign competition.

34,976. And you have no idea as to what the nature of the foreign competition is, and the nature of foreign agriculture that would throw a light upon the probabilities of prices?—Well, so far as I can understand the position with regard to foreign corn growing, we are now being driven out of the corn market by a class of labourer in India who is content to live upon a handful of rice per day with a rag round his middle. And as to the Argentine Republic, I met with a man who has had more experience of that district and of corn growing in that district, a man named Goodwin, [who has managed to get up and work a great trade in grain by the system of grading the corn which is now brought to great perfection; and a large corn growing business is now carried on from that country] and he told me that it would increase to a very large extent. The Italian labourer in that country is quite content to work from sunrise to sunset for something about 1*s.* to 1*s.* 6*d.* per day, and so long as he has enough to eat, and just a trifle of clothing that is all he cares for, simply to eat and live in a very low way such as our labourers in this country would scorn to adopt. We have nothing to expect but a continuation of that sort of thing, because Mr. Goodwin tells me that they will go on growing corn at present prices.

Foreign competition and labour wages.

34,977. Then the condition of things is that whereas the agricultural labourer in this country has improved his position very much in the last 20 years, there is a vast mass of labour elsewhere which has not improved its position, and which is still at any rate in a very inferior condition, and that we have to compete with that labour?—Yes.

34,978. That is what it comes to very much, the agricultural depression at the present time?—Yes, and the effect of it will be (and it has now already driven a great many of our agricultural labourers off the land) that it will drive a good many more off the land. The present rate of wages is kept up because the rate of wages in the towns is kept up owing to the trades unions, owing to their protective system, it is kept up. As soon as that comes down, or in case that system should be broken through what the circumstances will be I do not know, and I may say there will be millions of men thrown out of employment and no agriculture to go to, and in case of war or anything of that sort the situation would be to my mind absolutely ruinous. It looks like national ruin.

34,979. Would not the position be much the same if prices had not fallen, but the agricultural wages had gone on in kind instead of money, would not that have come to very much the same thing?—If the price of agricultural wages have gone up that would be the result of more land brought into cultivation or land being kept in cultivation and a larger demand for labour.

34,980. Possibly not. If all wages have gone up, if money wages have gone up generally and agricultural wages were expressed in money, would not it have had much the same effect as what has really happened when money wages have remained pretty much the same, but the prices of produce have fallen?—I do not quite understand your question.

34,981. Supposing you were to give the labourers now 30*s.* per week instead of 20*s.*, would not that put you into much the same position as when produce has fallen in price, but the wages have not gone up?—You mean the farmer?

34,982. Yes?—Possibly. I am not complaining of the farmers' position at the present moment. I thought you were talking of the labourers' condition.

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34,983. I am talking of competition with foreign countries—I am talking of the competition with the Argentine labourer, and I will put it to you that you might have had the same competition without any fall in prices provided that the wages of labour here in money had gone up along with other wages?—That is to say the farmers' competition; the farmer of foreign countries——

34,984. Would have been much the same if that had happened?—Well, I am not prepared to say how that would work out, but there is a general feeling that high prices are in favour of the farmers rather than low prices.

34,985. But have you thought that out very carefully yourself? Would it not be the case if prices were to go up for farm produce, and all other prices and wages were to go up alike, you would not be any better off than you are now?—I should like to try that before passing an opinion.

34,986. You have not worked that out?—Not in that way.

34,987. Because it is quite easy to see if the prices of agricultural produce were to go up, and nothing else was to be changed you would be much better off; but if your prices were to go up, and all wages were to go up at the same time and in the same degree, what better off would you be?—As a matter of fact all I can say is that when prices were higher I was much better off than at present.

34,988. That is because your prices were higher and other things were in a different relation to them from what they are now?—You are speaking of feeding stuffs and manures.

34,989. Generally?—Well, farming at one time was in fact always looked upon as a 10 per cent. business, which I think many years ago was the case, but it is more like a 2½ per cent., that is how it works out at the present moment, or 10 per cent. the wrong way in a year like 1893.

34,990. It has shared the falling off of profits that has been going on in many other businesses?—In some other businesses.

34,991. Then you have made no calculations as to what the probabilities of the competition are likely to be in future, as to what the general effect of all the threatening is likely to be?—It all depends upon whether any disturbing element may turn up. The very rumour of war would alter the situation of everything; but so long as we remain at peace probably lower prices will prevail.

34,992. That is an answer to my question, that is what I wish to get at?—Quite so.

State loans.

34,993. (*Mr. Clay.*) I see one of your remedies has reference to State loans; what is your opinion upon that?—Well, I do not know that anybody wants them in our part of the world, and whether land in any part of England is sufficiently valuable property to invest borrowed money upon it to a large extent is a great question to my mind.

34,994. But for building or draining the loan companies were very excessive, their interest being about 6½ per cent., was not it?—Yes.

34,995. If Government would lend money at something like 3 to 3½ per cent., would not that benefit the landlord and perhaps the tenant?—I think it is extremely doubtful whether any land that requires draining would pay for an expenditure of borrowed money even at the per-centage that you are speaking of now. I am speaking of the general system, and I do not think that landowners have any particular desire, certainly not if they are wise, to go in for encumbering their estates by borrowed money for improvements with the present prospect of things. If prices were high of course there would be every inducement to spend money on their land and increase their produce in every shape and form.

34,996. But from the landlord's point of view what is the land worth undrained, and what is to become of the buildings if they are left unrepaired? What is to be the ultimate effect upon the agricultural tenant if these things are left without money being spent on them?—What is the value of the land as it stands at the present moment? I suppose you would be alluding to some of the strong lands of Essex and the heavy clay, for that must be drained in order to be made suitable for cultivation. Probably such land would be only worth, to sell, 6*l.* to 7*l.* an acre, and a man would be a bold man to spend money like 10*l.* in permanent improvements upon such land as that. I question whether it would not be better, as an economical process, to lay the land down to grass, and cut down all expenses, and let him get what he can for it at present.

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34,997. You do not think it would benefit agriculture in all classes of land to have cheap money for repairing buildings and draining wet land?—I think it would be well that money should be available if wanted, but I do not think that it would be availed of to any large extent at the present time. There is no spirit left in the landowner to invest anything in his land.

Malt tax.

34,998. Regarding another question as to the growing of barley. Have you ever considered what effect the taking away of the Malt Tax, and putting it on the beer has had upon the value of barley?—I do not think that it has increased it.

34,999. Has it diminished it much?—I am afraid it has.

35,000. To what extent?—It is very difficult to say to what extent, but I am afraid it has been a very bad measure for farmers, all kinds of barley now come into competition, and we have no longer the monopoly of supplying, I may say, the chief ingredient of the brewer, that we had formerly—foreign barley is coming into that. I do know something about that, because I happen to be chairman of a big malt company, and we are using more foreign than English barley.

35,001. But with regard to the abolition of the Malt Tax what benefit do the general public get from it?—They get drunk cheaper.

35,002. Do they get their beer any cheaper?—Yes, I should think so.

35,003. And as a farmer would you like to see the Malt Tax renewed again?—I think farmers would, but they do not expect it.

Laying land down to grass.

35,004. You have been questioned very closely upon laying down to grass. Do you consider that it is of very vast importance, considering that corn farming does not pay?—Yes, I do.

35,005. And you take the view that you cannot get grass land into condition without feeding it?—Yes.

35,006. And you consider the most important thing for feeding it is through the original farm yard manure?—I prefer that.

35,007. You consider that the basis of laying down to grass?—I will not say that.

35,008. It is one of the principal bases of getting grass land into condition?—But I will not say farmyard manure is the only thing. There are plenty of manures as well as farmyard manure.

35,009. Do you consider that feeding of sheep on cake and corn liberally, both winter and summer, is of great benefit?—Very great. I think that is one of the principal lines of the future to endeavour to improve our grass lands by the feeding with artificial feeding stuffs, and cake, corn, and so on. I have done it on this grass land to an incredible extent, and it is a profitable operation.

35,010. You consider that more land should be laid down to grass, and the remaining arable land be more highly cultivated?—Yes.

The Agricultural Holdings Act.

35,011. As regards the Agricultural Holdings Act you say it has not been taken great advantage of in your district?—I would hardly say that. I am farming under the Agricultural Holdings Act. My landlord, Lord Tredegar, adopted it in its entirety as soon as it was passed. I am also farming under the Agricultural Holdings Act at Portskewett under Mr. Lewis, and if it has not been adopted in its entirety, the general principles of the Act have been adopted to a very considerable extent.

35,012. But you have never gone out of a farm and had the advantage of the Agricultural Holdings Act?—No.

35,013. Regarding this disputed question about getting articles for going in and working that Act, has it not been that the procedure has proved very expensive, and the arbitration itself has also been expensive?—I believe so.

35,014. What do you propose; do you propose an official referee in each county?—I am hardly prepared to recommend that.

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Official referees.

35,015. What would you recommend?—Who is going to appoint the official referee?

35,016. I am going to ask you that question?—That would be a rather difficult point, I think we should be getting involved in political questions or something of the sort. I do not see why these questions should not be determined as they crop up by local valuers who should undoubtedly be thoroughly qualified men, but I do not think there need be any official appointment in regard to determining all questions with regard to the Agricultural Holdings Act.

35,017. Who deals with this question in local Chamber of Agriculture?—The local valuers; they are sometimes farmers and sometimes land agents, and sometimes auctioneers who determine this question.

35,018. Would not it be as well to have, set aside, two or three men, who would naturally become experts in working out this business, like the Drainage Commissioners?—Well, it all depends upon how they were appointed, and the class of men they were; I think the less officialdom we introduce into our system the better.

35,019. Would it not be better to have one referee to decide between the parties rather than to go to the expense of two referees?—Yes, but the usual practice in leaving a farm is, for the outgoing tenant to appoint one arbitrator, and the incoming tenant to appoint another, and they appoint a third party, and that in general works satisfactorily.

35,020. (*Chairman.*) The result is that three men are employed on this arbitration?—The third is not generally employed. The third is appointed as a referee, but it is only in case of a dispute that he is called in.

35,021. (*Mr. Clay.*) But in this business I want to save expense. Do not you think that a sound substantial referee, a strong man, would be sufficient to arbitrate between the two parties?—He might be sufficient, but there is always a feeling among farmers that unless they have a special man appointed by themselves to look after their interests that their interests are not looked after at all; and I do not think that they would be satisfied with an official referee appointed by anybody.

35,022. Would not that increase the expense?—It would increase the expense somewhat.

35,023. With regard to this schedule that has been handed in dated 2nd February 1884, have any alterations been made upon it?—No alterations have been made, but it is the opinion of some that certain alterations should be made. I drew that up myself, and I do not know what alterations they suggest. It seems to me tolerably fair, and it has been generally adopted in cases of dispute.

35,024. But considering that the Agricultural Holdings Act has been passed since then, you think there might still be improvements?—Possibly there might, but I am not prepared to particularise.

35,025. But still it is open to improvement, you think?—Yes.

Rent.

35,026. (*Mr. Little.*) You gave us the rent of some of the districts that you described, but I do not think we have got any particulars as to the rent of the first district lying next to the sea?—Well, that varies from 30*s.* an acre to 3*l.* 10*s.* per acre.

35,027. According to the proportion of grass and the nature of the grass?—According to the nature of the grass, the elevation above the sea, generally speaking, and also the treatment that it has received. There is a large tract of land which has been mown year after year and no manure put upon it, and that land has somewhat deteriorated in value. There is other land which has been done better, the value of which has been more fully maintained.

35,028. Is that land subject to any heavy charges for sewers rates or sea wall?—Yes, some of it is liable to certain charges, but they do not amount to very much, perhaps a couple of shillings per acre.

Laying land down to grass.

35,029. You were asked if your land did not take kindly to grass. Is not there something in the climate that you have, much more moisture in it than the east of England, and that makes it more easy to grow grass?—No doubt.

35,030. You do not suffer from spring droughts to the same extent as we do in the east of England?—Our rainfall throughout the year is greater than yours by 12 inches; but we get droughts occasionally—we thought so last year at all events. I think we suffered last year as much as any district in the country.

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Scale of compensation.

35,031. You told us that the Monmouthshire Chamber of Agriculture had settled a scheme for compensation; that was a fixed scale based upon expenditure?—Based upon the expenditure of different articles.

35,032. That was thought to be a practical working out of the Act of 1883, which contemplated compensation not on the basis of expenditure, but on the basis of the value to the incoming tenant?—Yes.

35,033. Regardless of expenditure?—I think so, regardless of expenditure.

35,034. But this was thought to be the practical way of ascertaining what was left for the incoming tenant?—Yes.

35,035. And it was really reverting to the principle of the Duke of Richmond's Act, which was compensation based upon expenditure?—I do not remember what that was exactly. Our point is this: that the tenant should be allowed to sell anything, provided that he returns the manurial value.

35,036. But in the case of the man who sells nothing and uses artificial food, the question of returns would not come in?—No, it would not. But then he would be compensated for the manurial value of the stuff consumed.

35,037. Did you contemplate that manurial value being ascertained by deducting a proportionate part of the cost, or by some theoretic calculation as to the residue?—Well, neither one or the other exactly. I think I handed in that scale of compensation.

35,038. I have it here, "Compensation for feeding "stuffs," the manurial value of certain articles consumed?—We classify the different stuffs, those being highly nitrogenous we place in one category.

35,039. The point I want down on the notes is that you gave, or recommended for general adoption, compensation on the basis of the expenditure?—Yes; yet not entirely on the basis of expenditure, because we put one class of feeding stuff on a higher scale than others.

35,040. But you begin your calculation by taking the bill and saying, here so much has been spent, and we give one-third or one-sixth, or whatever the case may be in respect of that expenditure?—Yes.

35,041. You said you approved of the recommendations of the Central Chamber of Agricu ture; did you refer to the recommendations of the Committee of the Council?—I meant to say the Committee.

35,042. Did you include the resolution of the Council that was arrived at at its last meeting?—I forget what that was.

Compensation for disturbance.

35,043. In favour of compensation for capricious disturbance?—No, I do not say that.

35,044. When you said you approved of the Central Chamber's recommendations, you did not include that latest decision of theirs?—No, I did not.

Official referees.

35,045. Mr. Clay put some questions to you about the expense of arbitration, and he asked if the expense would not be lessened by having a single arbitrator. But do you not think that if a single arbitrator was appointed the farmer would want some expert or professional man to state the case before the referee?—I am sure he would.

35,046. In 99 cases out of 100?—Yes.

35,047. And probably this expert would charge the same as the valuer who is now employed by the farmer?—Precisely; he would be the same man.

35,048. Where does the saving come in?—I do not quite see.

35,049. In that case there would be always the official referee to pay in addition to the two experts?—Yes.

35,050. Whereas now the two experts frequently settle the case without any reference whatever to the official referee?—Yes.

Prices and wages.

35,051. Then with regard to one question which Dr. Giffen asked you, "if prices rose and wages rose," would you be any better off. Is it your experience that wages do adjust themselves to the rise and fall of produce?—Not at all; not in the least. Formerly it was thought that bread was the standard that regulated wages; it has nothing to do with wages.

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35,052. (*Mr. Dalton.*) I do not think that we have had the rent which you pay for your own farm?—I pay for 1,500 acres, including tithe, 22*s.* 6*d.* per acre.

35,053. And what is the tithe?—The tithe varies from 3*s.* to 3*s.* 6*d.* per acre.

Sale and purchase of corn.

35,054. You buy as much corn as you sell, I think?—Yes, about so.

35,055. Then in what way has the fall in the price of corn affected your profits?—In what way has it affected it?

35,056. You gain as much as you lose by it?—I do not quite see that. I should not have used so much, probably, if prices had been higher I should have grown very much more corn in all probability and sold more, and I should have consumed less corn and bought perhaps more artificial manures.

35,057. You would have bought less corn and grown more?—Yes.

35,058. (*Mr. Lambert.*) You come from Monmouthshire?—Yes.

The Welsh Land Commission.

35,059. Have the Welsh Land Commission taken any evidence upon agricultural subjects in Monmouthshire?—On agricultural subjects?

35,060. Yes?—They have held sittings in Monmouthshire, and I have been before them.

35,061. And what was the nature of the evidence you gave?—Well, my opinions were given in respect of questions such as proposed land courts and that kind of thing, the burdens of land and so on, but there was very little to be said about farming or remedies for agricultural depression or anything of the kind.

The "gang" plough.

35,062. Now I want to know about your three-horse plough. Would it cover farmyard manure when it is placed on the ground?—Not a large amount of long stuff—anything like short manure would not interfere with it at all.

35,063. Do you think that you could plough heavy land, fairly stiff clay land, with three horses?—It depends how deep you want to go. I think you would not plough stiff land deeply, but anything like heavy land ought not to be cultivated at all.

Ensilage.

35,064. You say here that roots will give way to hay and ensilage, have you tried ensilage?—Yes.

35,065. Do you largely practice it now?—It depends upon the seasons. I do not as largely practice it as I ought to do, but I do a good deal in the way of selling hay, and I think that it is perhaps the best part of my business, in fact, if it had not been for the selling of hay I should have been a heavy loser. Last year I sold 200 tons for 1,400*l.*; that saved me from heavy loss.

35,066. How do you make your silage, is it done in stack?—In stack.

35,067. Is it adequate to replace roots in the winter?—Yes.

35,068. Do you prefer a stack to a silo?—Yes, the stack process is far the best and most economical; you take the carts over the slope and tip them and treat it as a big muck heap.

Co-operation.

35,069. You think that something can be done in the way of co-operation by means of farming in the country and having a place to sell in centres of population?—I think it would be possible to have co-operation in this way; a limited liability company, if you like, occupying an estate of 5,000 acres and having stores in a town for the sale of your produce and selling it as English produce and nothing else. I think there is a very strong feeling throughout the country that English produce ought to be patronised more than it is, and people would like to know that they are securing English produce; and it would give a considerable advantage in the market if they declared it was English produce.

35,070. Do you think there would be any advantage in a number of farmers sending their produce to such a store as you suggest?—No, I do not; I think the difficulties of working would be insuperable. One farmer would wonder why he did not get the same price for mutton or other produce got by another farmer, and he would not be satisfied with the explanations given him, in fact the difficulty of working the whole thing would be insuperable.

35,071. Would it be possible for a man to take a large farm himself, who had the capital and to produce the commodity, and then sell it all under one concern in the town?—Yes, I think it would be the most economical and proper thing to do at the present time; I think that the present prices, the present times all tends towards big occupations, because clearly big occupations can be more economically worked than small ones. Small occupations might be possible and no doubt advantageous, but they can only be carried out to any extent when prices are tolerably high, because the system of producing under such conditions must be uneconomic.

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The Welsh Land Commission.

35,072. (*Captain Owen Thomas.*) You gave evidence before the Welsh Land Commission?—Yes.

34073. Did they hold many sittings in Monmouthshire?—Yes, several.

34,074. Were you selected by the tenant farmers to give evidence on their behalf?—No, I was not. I was invited by one or two members of the Commission to come forward. I was deputed by the Chamber of Agriculture to watch the proceedings, and, if I thought it necessary, might tender my evidence.

35,075. What was the general scope of the inquiry in Monmouthshire made by the Welsh Land Commission?—Well, I can hardly tell you what was the scope of their inquiry.

Freeholders.

35,076. Are there many freeholders occupying land in Monmouthshire?—Not a very large number—there would be some.

35,077. Would there be any mortgaged freeholders?—I have no doubt that some of them are mortgaged freeholders. A considerable amount of land is in the hands of small owners and it is mortgaged to some extent, no doubt.

35,078. What interest do you pay for mortgages?—I can hardly answer that—I should think about 4 per cent.

35,079. Do you think it would help those men if money was advanced at a lower rate of interest by Government?—With a view of encouraging freeholders?

35,080. Yes?—Small freeholders?

35,081. Small freeholders?—I do not see the advantage of especially encouraging small freeholders. I do not think the farmer is any better off in occupying his own land, or as well off as in renting land; as a matter of fact land is rented undoubtedly cheaper off a large owner than off a small owner; and if a farmer is what you may call a farmer proper and goes in for farming as a business, and he was to lock up something like four-fifths of his property in purchasing land, I do not quite see how he can be in a better position than he would be if he invested the whole of his money as an occupier.

35,082. Are farmers satisfied with the present system of land tenure in Monmouthshire?—I think so quite.

Land courts.

35,083. Are there any advocates of land courts in Monmouthshire?—I should think not. That question was brought before the Monmouth Chamber of Agriculture and was unanimously answered in the negative. Of course, when you get further away, nearer Ireland, there are a certain number of farmers who think that land courts would be desirable.

Rent.

35,084. How are rents generally fixed?—Between landlord and tenant or between the tenant and the agent, in the same way as other values are fixed between buyer and seller.

35,085. Would you say that rents are too high at present?—Yes, I should as a tenant farmer, certainly.

35,086. Have they applied for reduction?—Some have. Most have probably.

35,087. Do you think that they are paying too much?—Yes, it is difficult to understand how land can be worth anything at all if you are to judge of the value of land by the value of the produce of the land. If it is worth anything at all now it must have been worth very much more in the years gone by, and tenants certainly have not made much out of land in the years gone by, and it ought to be worth now nothing at all.

The "gang" plough.

35,088. (*Mr. Everett.*) With regard to these gang ploughs, you contemplate fleet ploughing with them from what you said?—Yes, I contemplate their working much faster than with the old system.

35,089. You mean fleet ploughing as opposed to deep ploughing?—Yes.

35,090. We have had it in evidence that if we had deeper cultivation we could double or treble the produce of the land. You, as a practical man, do not believe in that?—I think that it is perfect nonsense.

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35,091. (*Chairman.*) You go in for exactly the opposite?—Yes.

Large farms.

35,092. (*Mr. Everett.*) You consider that the large farms can produce most economically?—They ought to be able to.

35,093. The small farmers work hard and live hard?—Yes.

35,094. But he is not the most economical producer?—Certainly not.

35,095. Were you a farmer in 1853?—No, in 1865 I began on my own account.

Farming from 1865–78.

35,096. Do you remember the times from 1865 to 1878?—Yes.

35,097. Farming was in excellent condition then, was it not?—Yes.

35,098. So far as your knowledge goes, were the other industries of the country also in a flourishing condition?—I should say they were.

35,099. And employment quite as abundant as it has been lately?—Yes, more so.

35,100. And by consequence of the activity of industry and the plentifulness of employment would you say that progress was then proceeding more rapidly than it has been in the last twenty years?—I think so certainly.

35,101. And speaking of agriculture there was more produce out of the earth to divide between the different classes who shared it?—Infinitely more.

Low prices.

35,102. And your view is that the low prices are the main cause of the present depression in agriculture?—Yes.

35,103. And that if the low prices continue, and especially if they continue falling that something very near general ruin will be the lot of the landed classes?—That is my opinion, and not only the lot of the landed classes, but of the country altogether. It seems to me—I am not a political economist—but I should think the first principle of political economy would have been to get as much produce as possible out of your land, and to do with as little of foreign produce for your own consumption as it were possible to do; instead of which we seem to be going on the principle that it does not matter if this country becomes a barren howling wilderness, so long as bread can be had for a mere trifle, and meat in the same ratio.

35,104. (*Mr. Giffen.*) Does that apply to more produce?—More especially to the food of the people.

35,105. You would not grow cotton in this country?—I do not think so; flax can be grown.

Corn-growing.

35,106. (*Mr. Everett.*) With regard to corn is not it a fact that the soil and climate of England are eminently suitable for growing corn? Can we not beat almost any other country in the world on equal conditions?—I should say so, judging by the returns per acre of England as compared with other countries of the world.

35,107. It is not from any deficiency of soil, or climate, or skill as agriculturists if we are driven out of the field?—Certainly not.

The currency.

35,108. You referred to the competition with India; have you any knowledge of the great advantage that the Indian farmer possesses by reason of the difference in the money of the two countries?—I have a general idea.

35,109. (*Chairman.*) Have you gone into the currency question?—I have no opinion to give about it except that generally I have formed the opinion that currency must have a good deal to do with the prices; and in reading the history of agriculture in the times after the Great War, Sir John Sinclair points most distinctly to the withdrawal of the paper currency as being the cause of low prices there, and I cannot believe that it can be only a question of supply and demand, because this country must have had an excessive supply long before to-day, when prices were quite satisfactory.

35,110. Do you wish to give evidence generally on the currency question?—No, I do not.

35,111. (*Mr. Everett.*) Have you paid some attention to the depression in agriculture after 1819?—Yes. Might I say that there is a general growing opinion among farmers that the currency question has a great deal to do with the prices of commodities. More than that I do not wish to say.

35,112. Does your reading enable you to say that the same opinion prevailed in the great depression of agriculture early in the century?—Yes.

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Malt tax.

35,113. You were questioned about the malt tax, and the injury that some gentleman supposed had been done to the farmer by the repeal of the malt tax. Is there any part of the produce which has fallen less since 1880 than good barley?—No.

35,114. On the whole is not that the most remunerative thing that the farmer grows?—It has been up to now.

35,115. Everything else has fallen heavily on the farms?—Yes.

35,116. And that has retained its old price nearer than the others?—That is so between the best malting barley and the lower grades of barley. But I take it that there is a much smaller proportion of English barley which is now used as malt than there was formerly.

35,117. We have had, on the whole, bad seasons in England now for several years, unfavourable to the production of the very best barley?—That is so.

35,118. Have you considered the benefit that the repeal of the malt tax conferred upon the labourer who brews his own beer; he can now, if he lives in a house, under 8*l.*, be absolutely free from all taxation whatever as regards his beer?—Yes.

35,119. And the re-imposition of the malt tax would put a burden again upon the beverage, which is a favourite beverage?—Cottage brewing is not prevalent at all in our county. In Gloucestershire it is adopted to some extent, but it really does not apply to the county of Monmouthshire.

35,120. Yours is a cider county?—Yes.

35,121. And that bears no taxation?—No.

35,122. And where the cottagers brew beer they get it free, owing to the repeal of the malt tax?—Yes.

Markets in Monmouthshire.

35,123. (*Lord Rendel.*) Your modified success as a farmer you attribute largely to your immediate proximity to the great Glamorganshire mining population?—And Monmouthshire mining population; in fact, I am four miles from the town of Newport, which takes nearly all my milk; and there is a very large mining population throughout Monmouthshire and Glamorganshire who are good customers for all kinds of produce; and hay sells very readily there.

35,124. In dealing with this population you deal more directly than is commonly the case?—I do not say that that is the case more commonly than in other districts; but what I wished to convey was, that a large number of small occupiers within a considerable radius of these large populations in big towns, take their stuff right into the towns, and deliver it about the houses, the market gardeners and small farmers with their dairy produce, and their poultry, and so on, and undoubtedly they have got an advantage by doing so.

35,125. The middleman is not so general?—That is so.

Small holders.

35,126. I think you spoke of the small holders upon the hill land as being very hard working men generally?—We are all hard working men, all the farmers in Monmouthshire and Glamorganshire. I do not know that he is any harder working than the rest of them; he is a hard working man, as a rule.

35,127. You spoke of him as a hard living man, and his being thrifty and prudent?—Yes.

35,128. You spoke of the rents in that district as being well maintained?—I should say that they have been better maintained than in any other part of the county, simply because this hill man is, to a great extent, a stock farmer, and especially a sheep farmer, and the prices of sheep have been fairly well maintained all through.

35,129. Then it is rather the condition of farming, in his case, than the fact that he has specially hard living, and equally hard working, that has led to the maintenance of rent?—Yes.

35,130. You do not suggest that any advantage has been taken of him as a small man?—No.

35,131. His circumstances are more favourable?—Just so.

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35,132. And you would contrast his position with that of the labourer to the latter's advantage?—I would; I consider my labourers with 15*s.* a week, and a cottage free, with other perquisites live more comfortably and work distinctly less hard than those small farmers.

Labourers.

35,133. With regard to labourers is it your custom to look to the question of cheapness or dearness of labour; to the quality rather than to the wage?—Of course we expect them all to be up to a certain standard of excellence, though as a matter of fact you cannot get them all equally good. I am bound to say that the labourers I have on my farm are as a rule good labourers, and thoroughly good respectable men; but I am in an exceptionally favourable position as regards cottages. I have a large number of cottages, consequently I am in a position to select my labourers, and in fact I am in a stronger position with regard to labourers than most other farmers.

35,134. Does the neighbourhood of a large labouring population assist you in selecting men?—Perhaps it would do. I have no difficulty with regard to the labour question, and if I am short of a man it is only to put an advertisement in the paper, and plenty of applications are sent in, and they are generally from the colliery districts. My farm labourers who have had experience of colliery work as well as farm work, are well content with their position with me, rather than with the collieries, where they can earn double or treble the wages. The drawbacks of a collier's life, and of one who works in the ironworks, and steel works, are very great as compared with that of the farm labourer.

35,135. So far as that goes, it is a set off against the disadvantage you are under of the wages being determined for agriculture by the prevailing wage of the district for mining?—To a certain extent, yes.

35,136. And would you say that you have been able to notice any distinct rise in the quality and character of the intelligence and work of the labourer?—I cannot say that he does more work, or is a better workman than formerly but I cannot complain of any deterioration as far as my own regular men are concerned. I see an absence of young agricultural hands coming on very generally around, but I feel no difficulty or inconvenience in any way from scarcity of labour.

35,137. Generally the condition of the labourer is better?—Yes.

35,138. His work, where he has service, is more permanent?—I do not know that that is so, that it is more permanent. That would only apply to cases where the houses are on the farm, and the farm requires a certain number of hands. But in farming generally the farmers employ a good many more hands in the summer than in the winter, whereas in the colliery works and ironworks they are working all the year round.

35,139-40. But you consider him more favourably situated than the farmer on hill farms?—I do.

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35,141. (*Chairman.*) I should like to put on the notes a paragraph in your pamphlet giving the reason for adopting what you call the gang system?—Yes.

The "gang" plough.

35,142. The part I wish extracted is as follows:—"I "would here say that my idea from the outset was to "adapt what is known as the 'gang' system to the "plough already mentioned, viz., making it so that "the ploughman could ride, if so inclined. Having "long considered this matter, I have come to the con- "clusion that ploughing, as hitherto practised, is "altogether too slow an operation; and my experience "goes to prove that if in these days you want work done "quickly, it must be done with the least possible "exertion to the individual who has to do that work. "Ploughing is always associated with the slowest "speed, heavy horses, heavy implements, heavy, slow "action in the ploughman. The necessity for all this "I am unable to discover, but the result of it is utter "demoralisation of men and horses. It may be said "that allowing ploughmen to ride is more demoralising "still. I differ from this view. Is it demoralising to "allow the driver of the mowing machine, the horse "rake, the reaper, &c., to ride? Why should he not "ride the plough as well? In winter he may be "unable to do so on account of the cold, then let him "get off and walk fast to keep himself warm; but in "summer, when the weather is hot and dust abundant, "it is absurd to expect anyone to walk fast with four "pounds of hobnailed boots on his feet for eight or nine "hours a day. The gang plough system has long been "used in America, where wheat appears to be pro- "duced more cheaply than anywhere else, and where "labour is dearer than, perhaps, in any other country "of the world. Here the labourer never seems to walk "after an implement if he can ride it, whether it be a "reaper, mower, drill, plough, or harrow; and I think "the Americans can be trusted to get work done as "economically as possible. Why, then, should our "chief operation on the farm be effected so slowly and "expensively"? And then you say:—"The mere "saving of so much cost per acre, however, is not all; "expedition is sometimes all-important. A good or a "bad crop may depend upon the fact of its being got "in properly in the nick of time, which it might be "impossible to do without means such as I have "described; success or failure may depend on this"?—Yes, that is quite true.

Cottages.

35,143. (*Mr. Little.*) One question about the cottages. You said that you were better off than most farmers in respect of the number of your cottages?—Yes.

35,144. They are part of your farm take?—Yes.

35,145. And you give them rent free. Have you found any objection on the part of labourers to occupy cottages under you as a condition of their service?—No. I would not be encumbered with the cottages at all if I had not them entirely under my control.

35,146. (*Mr. Dalton.*) How many cottages have you?—I have altogether about 24 cottages I think.

The witness withdrew.

Mr. J. H Nicholas.

Mr. J. H. Nicholas called and examined.

Mr. J. H. Nicholas.

35,147. (*Chairman.*) You are the secretary of the Technical Instruction Committee of the Essex County Council, are you not?—Yes.

Technical instruction in Essex.

35,148. Have the County Council made efforts to improve the education in agricultural matters in the county?—They have in different ways.

35,149. Can you describe what they have done and how they have spent the money allocated to them?—The amount of the money that came to Essex for the year was about 16,000*l.*; of that about 10,000*l.* was allocated to different committees for districts spread over the county. The county is mapped out into districts that have been formed for technical instruction under local committees; and the amount apportioned to those local committees has been at the rate of a penny in the £ on the county rate assessment making 10,000*l.* so apportioned. I have estimated that about 6,000*l.* of that money has gone to the urban districts.

35,150. You could not say anything with regard to the urban districts, but merely the rural districts?—Probably 4,000*l.* in the year has gone to the local committees in rural districts.

35,151. And what has it been spent on?—It has been spent on classes held in different parishes. I will hand in to the Commission the report of the first year's work, and also the report of the committee for the second year. In the second year the local committees arranged for 15 classes in bee keeping, garden, and fruit culture; 24 classes; ploughing, 10 classes; and in the rural districts about 60 classes in wood-work and manual training of different kinds, from rough carpentry as applicable to the farming industry, up to ordinary woodwork for the youths.

35,152. But they have classes in dairying?—Yes, the classes in dairying have been arranged by the central, not by the local committees; and the travelling dairy has been at work; this is the third year for it.

35,153. What has been done by the central committee?—The central committee have taken in hand the dairy work of the county; also they have established at Chelmsford central laboratories with two departments of biology and chemistry, and a staff instructor and an assistant for each of those departments.

35,154. What more have they done?—They have held classes, and arranged lectures in different parts of the county; and also they have had Saturday classes for elementary school teachers in chemistry and biology and woodwork.

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35,155. What more?—They have also in connexion with the departments for chemistry and botany, had experimental plots carried on in different parts of the county, but owing to the drought they were not successful last year. That was done in connexion with the Agricultural Society—a joint experiment was carried on.

35,156. What sized plots were they?—Only a few acres in different parts.

35,157. What kind of experiments were they?—Some experiments in regard to barley and wheat and other plants.

35,158. (*Mr. Little.*) And certain manures?—Yes; but that has been carried on by the Essex Agricultural Society; and we made a grant to them of 50*l.* on condition that our instructors should be associated with them in their work.

35,159. (*Chairman.*) But last year they were not successful?—No.

35,160. And this year have they been carried on?—Yes, they are being carried on again.

35,161. With what result this year?—We have not the report upon that. We have very interesting experiments with pot cultivation in connexion with the chemistry department, and that was exhibited at the Agricultural Society's Show at Colchester, and it created a good deal of interest. It showed the effect of the artificial manures upon beans and wheat and other crops. They were simply grown in pots, and it was a source of very great interest at the show. We also took a party of farmers to Rothampstead to see the experiments of Sir John Lawes and Sir Henry Gilbert, and they were exceedingly interested in them.

35,162. What were those experiments?—Grass land, wheat, roots, and other crops.

35,163. Experiments in laying down land in grass?—Yes, and the effect of the manures on the different grasses; also the growth of wheat—the effect of manures on wheat as well.

35,164. They have not done anything in the way of experimental farms?—No, we have not commenced that.

35,165. Have there been any proposals to treat the derelict land in Essex?—No, we have not made any progress.

35,166. Has the question been considered by the central committee?—Not directly.

35,167. Have any proposals been made to the committee from that district as to what encouragement they could give or what kind of experiments they could make?—Except that it was suggested that experiments in laying down pasture should be made, but nothing really from that part of the county.

35,168. Has any advance been made in Essex in the way of creameries and co-operative dairy farms?—No, there have not been, not outside the council. There was a factory started at Colchester, but it was, I believe, not quite a success financially—a limited company; they attribute that chiefly to the fact of purchasing the milk from the tenants, instead of paying so much for the quantity of cream that was taken from the milk, and having the separated milk returned to the farmers.

Tithe.

35,169. (*Mr. Everett.*) You express in your brief your opinion that a revaluation of the tithe is wanted in the county of Essex, as to the reduction of the amount of it?—Undoubtedly.

35,170. Do you express that opinion after any study of the question particularly, or is that what comes to you from the farmers generally?—The notes which I had drawn up I have submitted for your consideration at the suggestion of the secretary, who was kind enough to ask me to come down to see him, and they are based in a great measure upon the opinion of farmers and others connected with land in the county, and living in the county of Essex. The depression is the chief topic of conversation at the present time, and as to its ruining farmers. These points are continually cropping up at every meeting, and the paragraphs in my brief contain the more general views which are not of a debateable character, as it seemed to me, in which some relief might be given to the farmer at the present time.

35,171. The tithe is at present felt to be a very grievous burthen in the present state of agriculture?—It is very heavy; in fact the tithe on some farms is as much as 10*s.* an acre.

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35,172. And the land tax also, there is a complaint of that there?—The land tax is as much as 4*s.* in the £ upon the assessment of agricultural land in some parts of the county. Of course it varies very much. In some places it is 4*s.*, and in other places it is very small, because the land tax you understand is a fixed sum charged upon the whole parish.

Land tax.

35,173. In regard to light railways, have you any practical knowledge of the cost of them?—I have no practical knowledge.

35,174. (*Captain Owen-Thomas.*) Have you had any experience of agricultural matters?—None, except being a solicitor, I have been in connexion with certain estates, not very large ones, and the depression in connexion with them.

35,175. You have not been farming?—No.

35,176. Are you managing an estate?—No, I am not.

35,177. How have you formed your opinion? After hearing others?—Yes, in a great measure. Agriculture is the chief industry in Essex; outside the urban districts of course it is a matter of common talk; and being connected with the county, and meeting the farmers in the County Council, and knowing what I do of some of the different estates of the county and their reduction in value I gather my ideas chiefly from them. I felt somewhat a delicacy in submitting myself for examination on this difficult subject.

35,178. (*Mr. Dalton.*) You advocate the allocation of a Government grant for the establishment of creameries in villages?—Well, with this view ——

Technical instruction.

35,179. Do you mean that you should be authorised to apply to this purpose your present funds for technical education?—No. They are not quite sufficient for technical education for the whole county as it is.

35,180. What do you get from the technical funds?—16,000*l.*

35,181. And you only use 6,000*l.* for the urban districts and the rest goes to the rural ones?—Yes, of the amount allocated for local grants.

35,182. (*Viscount Cobham.*) Does any of it go in relief of the rates?—No. We expend the whole 6,000*l.* in scholarships and grants, and the endowment of schools in the county, and on our laboratories at Chelmsford, which cost about 1,500*l.* at least a year, including the staff instructors and apparatus.

35,183. (*Mr. Dalton.*) You apply it all in technical instruction?—Yes.

35,184. And do you raise any rates besides for technical education?—No, we do not.

Manual training.

35,185. (*Mr. Whitehead.*) You say you have manual training, what does that consist of?—It varies very much; woodwork and manual training. It is in some places plain carpentry, and in others rough carpentry, such as the making of ladders and rough things for farming. That is an exception, and is only done in a few cases as an experiment; but for plain carpentry there is a good deal done in connexion with the city and guilds' courses for manual training.

35,186. (*Viscount Cobham.*) Have you sent any teachers to Germany?—We sent two teachers for the Sloyd woodwork; they have come back, and are training teachers for us; but we have converted the Sloyd woodwork into the city and guilds system; we find the Sloyd woodwork is good enough for children up to 10 or 11 years of age, but after that they want something different.

Instruction to labourers.

35,187. (*Mr. Whitehead.*) Do you give any strictly technical agricultural teaching to labourers and small farmers?—What do you call strictly?

35,188. Hedging and ditching, &c.?—No; but ploughing. There was a competition last autumn where 60 ploughmen and farming youths in one centre competed, after having received eight lessons.

Dairy instruction.

35,189. What has been the result of your dairy teaching?—In what way do you mean?

35,190. As to the result of it, as to the improvement in the quality of the butter?—At the competition for the whole county at the last show, where Mrs. Lord was the judge—I will read from the report—"Mrs. "Lord expressed herself as much pleased with the "work done as being, in her opinion, far beyond an "ordinary competition, and more like that to be seen

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"in a dairy county such as that of Somersetshire. "She considered that the county council and the "teachers ought to be congratulated on the improve- "ment in butter making in Essex." Essex is not a butter making county at all, and we consider that there has been a great improvement in the butter. In fact, it is generally acknowledged. Now we have gone in for cheese making.

35,191. Do you teach dairying by a travelling dairy?—Yes; but now we have made a centre at Colchester, we are trying that and sending pupils for a month's training who are taught cheese making as well as butter making at our dairy school there. It was said that we could not make cheese in Essex.

35,192. (*Viscount Cobham.*) What are the pupils charged?—The pupils are charged 10*s.* a week for board and lodging and 10*s.* a month for their fees.

Technical schools.

35,193. (*Mr. Whitehead.*) You spoke of the establishment of technical schools as being desirable in the county; is that the opinion of agriculturists, or is it your own opinion?—It is the opinion of some of the active agriculturists that such a thing would be an advantage in the county. To what extent it is rather difficult to say. They think experiments should be made in different parts of the county with regard to pastures, and, possibly, experimental farms, but if so it should be started on a moderate scale.

35,194. Is it likely that such a station will be established?—I am afraid that it will not be established unless there is some grant from Government in some way or other to assist. Whether it would be worked in connexion with the laboratories at Colchester where we have chemistry and biology, I hardly know; we have not enough money to do it ourselves.

35,195. (*Viscount Cobham.*) Do you charge fees generally for the instruction given?—In some cases we do. We do not charge fees for those who attend the central laboratories for chemistry and biology, and we pay the travelling expenses of those who attend them, so that it is practically free.

Agricultural lectures.

35,196. You have got no general agricultural course of lectures I understand, have you?—Except those arranged for by our staff instructors in their syllabus.

35,197. On soils and stock?—There is a general bearing upon it in the courses in the syllabus that I handed in to the Commission.

35,198. Have you a travelling lecturer?—We have one, but he takes classes as well at the central station at Chelmsford where the laboratories are. There is one class specially for farmers.

35,199. How have your classes succeeded on the whole?—This year, those who come to the central classes at Chelmsford, seem far better and more interested, and we get a larger number of tenant farmers than before. It is very difficult to get the farmers in Essex to take any instruction.

35,200. They do not much believe in theoretical teaching?—Not very much; the experimental farm and the experimental plots, they seem to take to much better.

35,201. But you are going on with the system of agricultural lectures?—Yes, and it is improving, decidedly.

Lecturers.

35,202. How do you get your lecturers, how have they been provided?—By nomination and selection. When we decided to have a lecturer on biology, that was the first, it was referred to a sub-committee, and we happen to have a very good committee with Sir Henry Roscoe, Mr. Shenstone, Mr. Spiller, Professor Meldola, and Professor Stuart added outside the Council, and in a great measure, through those gentlemen, we were able to get two very able men, Mr. Houston and Mr. Dymond.

35,203. You got science teachers then from London?—Yes.

35,204. With regard to dealing with agricultural lecturers, do you not find a great difficulty in finding competent men?—We have not what you would call an agricultural lecturer outside those two men. Teaching agriculture, as agriculture, does not do at all, because farmers know more about it practically than the lecturer sent down to them. It was thought at first best to teach biology and chemistry, and then it might do to have special agriculturists to build on to the top of their work.

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The agricultural grant.

35,205. Have the farmers in the county been pretty well satisfied with the administration of the agricultural portion of the grant?—A great many of the farmers do not trouble themselves much about it. I hardly think that they consider it does a great deal for agriculture, but what more can be done in the shape of teaching it is difficult to know. We have offered scholarships to take them up to the Agricultural College at Cambridge, and advertised them well, but we cannot get a farmer's son to go there; and we have also advertised to give scholarships to send them to an agricultural college, but we have only had one application.

35,206. Is there much pressure upon the county council to devote the whole or part of the money to the relief of the rates?—There was last year; it began at one of the boards of guardians and ran quickly through to the different rural boards, and they passed resolutions. At the Chelmsford Board they adjourned the question, and gave notice to every guardian that it would be considered at the following meeting, and after a very strong debate they carried a resolution against appropriating it to the rates, saying that it should be continued to technical instruction, and when it came before the council there was not one there to support the idea that it should be devoted to the rates at all.

35,207. Have you any suggestions for the better administration of the Agricultural Grant?—No. I think if we have a thorough inspection of those local committees it will very materially assist us in getting probably better classes and getting more efficient work; but I have no suggestion to make to alter the principles on which we have been acting.

35,208. Do you think you have got adequate results from the money expended?—I think we have considerable results, as much probably as one might expect, and I hope we shall have increased results. It was a most difficult thing to arrange for technical instruction in the counties at a moment's notice. It has to find its own legs and everything else.

Technical instruction in national schools.

35,209. (*Mr. Dalton.*) You have not found any legislative difficulties in the way?—Except that we do wish to get closer in touch with the elementary schools, we want the Local Government Board to move, and the Education Department, with the view of allowing technical instruction being given to children who have passed the compulsory standard and have not left school.

35,210. But I mean as to the application of your grant; do you wish to apply any part of your grant for the purpose?—Yes, beyond the Fourth Standard, and where the parents are anxious to keep them on at school, to the Seventh Standard. We are not allowed to give that child instruction because he is at school; a child who has left school may not be as good a child, and he is allowed to attend the classes whilst the other is not.

Gardening instruction.

35,211. (*Viscount Cobham.*) Have you a special gardening instructor?—No, not one retained for the whole county. We have several gardening instructors for different local committees engaged at different places. In some cases they inspect the gardens and allotments and give a lecture.

35,212. Do they actually show the cultivators how to prune and graft?—It has been done by some of the lecturers; they very often take some parts of small trees into the hall where they give the lecture and show how it is done there. But there is one man I know who has gone into the gardens and shown them how to do it.

35,213. Is that instruction a good deal appreciated?—Yes. In certain cases it has been appreciated almost as much as anything—the horticulture; they have very good audiences.

35,214. Do they inspect allotment gardens as well as cottage gardens?—Yes. He has inspected cottage gardens, and the same would apply to poultry.

35,215. Are they local men?—No, not local men; we have one local man who has come out within the last 12 months, and he is a member of the Horticultural Society.

35,216. And I suppose you engage them for a limited time?—Yes, so much for a course of lectures.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Sixty-fourth Day.

Thursday, 22nd November 1894.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., } *Assistant*
ALAN MACKINNON, Esq., } *Secretaries.*

Mr. R. Finney and Mr. S. Osborne.
22 Nov. 1894.

Mr. RICHARD FINNEY and Mr. SAMUEL OSBORNE called and examined.

35,217. (*Chairman to Mr. Finney.*) You are chairman of the Derbyshire Dairy Farmers' Association, I believe?—I am. I am also a member of the Leicestershire County Council, and Mr. Osborne, who is with me, is a member of the Derbyshire County Council.

35,218. Are you a farmer yourself?—Yes.

Description of witness' farm.

35,219. What size farm have you?—I farm 435 acres.

35,220. In what part of the country?—Leicestershire. I should like to explain that the Derbyshire Dairy Farmers' Association has its centre in the town of Derby. The town of Derby is within a few miles of the border of the county, and it takes in a large area of Leicestershire and also of Staffordshire.

35,221. You just come within range?—Yes.

35,222. I suppose the system of cultivation is the same?—It is pretty much the same, but we get a little more arable land in Leicestershire and Staffordshire than they do in Derbyshire.

35,223. How long have you held your farm?—Since 1866.

35,224. Has there been a reduction of rent upon it?—Yes.

35,225. What has that been?—It has varied. There have been two or three reductions on that farm.

35,226. What does the reduction amount to now?—About 100*l.* a year.

35,227. What is the present rent?—I have two farms; the rent of one is 34*s.* with a house, and the other 26*s.* with a house.

35,228. Has the reduction been at about the same rate in both?—Yes, at about the same rate.

35,229. Has it been about 25 per cent. or 30 per cent. or what. I want to get a rough idea of the proportion?—I should think about 15 to 20 per cent.

35,230. Is it a pasture farm?—About two-thirds pasture and one-third arable.

35,231. Is it very much the same as the farms in the district?—Yes, with the exception of the northern part of Derbyshire, there it is principally grass.

Reduction of rent.

35,232. Has the general reduction of rents been from about 10 per cent. to 30 or 33 per cent.?—I may say that the Derbyshire Dairy Farmers' Association made inquiries amongst the whole of its members; they sent out a circular which perhaps I might hand in (*handing in print of circular*); and we got a great number of replies to it. I think I may say that there are rather over 600 members of the Derbyshire Dairy Farmers' Association, and that we got 155 replies, which we have had tabulated.

35,233. What was the result as regards rent?—The result as regards rent you will have in the evidence that I shall give when we get on to the question of rent. We have tabulated those replies according to the circular you sent out.

35,234. Would you say the reduction has varied from 10 per cent. to 33 per cent.?—Yes.

35,235. I presume, according to the nature of the farm?—Yes, the locality, and a lot of other things; the distance from a station or town is also a very important matter just now, especially in the milk trade.

35,236. Then we may take it that in the case of those farms which are near to stations or near to towns, the reduction of rent has been much less?—Yes, they have been better to let.

35,237. Have the landowners generally met their tenants?—Yes, they have met them in every way I think they possibly can.

35,238. And made permanent reductions?—Yes, generally.

Assessment to rates.

35,239. Have the tenant farmers had the benefit of those reductions in their assessments for the local rates?—Yes, they have most of them taken the advantage of getting the assessment of the farm reduced accordingly; I should say that all of them have done that.

35,240. Would you say generally that they have obtained full advantage of the reductions on their rent in the reduction of their assessments?—Yes.

Condition of farmers.

35,241. Then with regard to the condition of the tenant farmers, what have you to say?—Where the tenant farmer has the ability, and a sufficiency of capital, he has not suffered more than other classes. In Derbyshire the farms are comparatively small, and chiefly grass; they have suffered materially; there is no doubt the tenant farmers of Derbyshire as a class are not so well off as they were.

35,242. Profits are not so large as they were?—No, they are very much diminished.

35,243. Still are they holding their own?—They seem to get on the best they can.

Average rent.

35,244. What should you say the rent now averages in that district per acre; you said in your own case it was from 26*s.* to 34*s.*; would that represent a fair average of the district?—I think the average would be rather higher than that. (*Mr. Osborne.*) About 30*s.* I should think would be about the average.

35,245. After the reduction?—Yes. (*Mr. Finney.*) After the reductions at the present moment. (*Mr. Osborne.*) I have no doubt, as far as those 155 who have sent us in returns, you would have the average stated in the table we have prepared.

Size of farms.

35,246. Are the farms generally small and chiefly grass?—(*Mr. Finney.*) They are small compared with what they are in some parts of the country. I see the average size of the 155 returned was 170 acres.

35,247. What is about the smallest amount a man can live upon there?—I do not know; "to live upon," that is rather an awkward question, because, as a rule, the small farms are occupied by men who do other work, who have either some kind of business or do something else in conjunction with it.

35,248. At what point do they begin wholly to live upon the farm?—I should say at not less than 40 acres.

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35,249. Are there many farms in your district of from 40 to 100 acres?—Yes.

35,250. A good many?—Yes, a good many from 40 to 100 acres.

35,251. Occupied by men living wholly on their farms?—(*Mr. Osborne.*) A good many of that class of farmers endeavour to assist themselves by carrying to market, or by doing some other cartage, or something else. (*Mr. Finney.*) They do something besides.

35,252. I am wishing to find out at what point you think that a man could live wholly by his farm?—(*Mr. Osborne.*) That class of men I should consider worse off than the regular labourer; they work harder and they live much harder. (*Mr. Finney.*) They do all the work on the farm themselves. I should say it should be not less than 50 acres for a man to live on the farm.

35,253. Are they dairy farms?—Yes.

35,254. Then we may take it there is a considerable number of men holding from 50 acres to 100, who are living wholly on the land?—If you said living entirely on from 50 acres to 100, I think you would be well in it there.

35,255. And working themselves?—Yes, and their families.

Labourers.

35,256. Then with regard to the agricultural labourers, what have you to say about their condition?—Their condition in our district has materially improved in my time.

35,257. Since when?—I was looking back for about 30 years—say less than that. Within the last 25 years their condition has materially improved, and wages are very much higher than they were.

Wages.

35,258. When did the rise of wages begin in your district—about 1873, was it?—No, there was a little rise of wage before 1873, in the sixties. I should think we began to pay more wages about 1868.

35,259. Then there was another rise about 1873, was there not?—Yes, there has been a gradual rise up to within the last two or three years.

35,260. Have they remained stationary since that?—They have remained stationary.

35,261. They have not fallen?—No, they have not; or if they have fallen, it is so little that it is not worth mentioning.

35,262. What do the wages now amount to?—I think agricultural labourers get an average wage of 18*s.* weekly, that is taking the whole of the year.

35,263. What were they, should you say, 25 years ago, at the time with which you are making a comparison?—At that time I paid the same men instead of 18*s.*, 12*s.*, and they would get a little extra for harvest, so that I should say their wages would be about 13*s.* to 14*s.*

35,264. Then the labourers in your district have had the benefit of this rise from 13*s.* or 14*s.* up to 18*s.*?—Yes.

35,265. Besides the improvement resulting from low prices?—Yes; their condition, as I said before, has materially improved.

35,266. (*Mr. Little.*) When you say wages, do you mean earnings?—Earnings.

35,267. Therefore you included extras for harvest and the perquisites?—What occurred to my mind was this, that I was paying men so much per week all the year round, and so much extra for harvest, which comes to so much per week all the year round. (*Mr. Osborne.*) We included the perquisites in the 18*s.* I might say that mine are getting about 1*l.* a week.

35,268. (*Chairman.*) I suppose the higher rate of wages has been one cause of difficulty with the farmers?—(*Mr. Finney.*) Yes, with the low price of produce.

35,269. The labour bill is very high?—Yes, it is very high.

35,270. Why is it that the wages are so much higher in your district than in many other parts of the country?—We have a good deal of railways in the district, and they take up a good many men. Then we have works of other descriptions in the shape of breweries, and other large works, which take up pretty much the same class of men that you would like to see employed on the farm.

35,271. You find yourself in competition with other employers?—Yes.

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35,272. And that has tended to raise the wages?—Yes. (*Mr. Osborne.*) There is another point; that is, that on the dairy farms our men have to come considerably earlier than they do in other districts for the milking. They would have to come at 5 o'clock in the morning, and they would have to attend perhaps twice on Sundays to milk.

35,273. That has to be taken into account in making a comparison?—Yes.

Reduced labour.

35,274. Has this increase in the rate of wages tended to induce farmers, as far as they can, to cut down the labour bill by employing fewer hands?—(*Mr. Finney.*) Yes, it has.

35,275. By laying down to grass?—Yes.

35,276. And by somewhat neglecting the fences, we will say?—Yes; in fact I think I may venture to say, that instead of the farmer at the present time looking round the farm, and finding out work that can profitably be done; I think he is looking round the farm to find something that need not be done—something that may stand over.

35,277. Are any labourers unemployed in your district?—Very few.

35,278. Then the surplus labour caused by the reduction in the number of labourers employed by the farmer has been absorbed in other businesses?—Yes; in other ways.

Wages.

35,279. And no difficulty has arisen in consequence?—No; I have not perceived any. I am just reminded that there is no disposition to complain of the amount of wages; all that we complain of is the low rate for which we have to sell our produce; we do not think the wage is too high.

35,280. I quite understand that; you have to submit to the market rate, and I daresay you are not sorry that the men should get what is a proper wage?—No.

35,281. You pay what you consider to be a fair rate having regard to what the men can get?—Yes.

35,282. And you do it without complaint?—Yes.

35,283. But necessarily many farmers find themselves compelled to employ as few hands as they can?—Yes; that is so.

35,284. Do not suppose that I was for a moment suggesting you had any complaint?—No, I did not; only I was rather reminded of that point.

Uncultivated land.

35,285. Has any land gone out of cultivation in your district?—I do not know of any. I think when we made this inquiry, we did not find a case in which any land had gone out of cultivation.

Demand for farms.

35,286. When farms are vacant are they easily let?—Small and moderate sized farms there appears to be inquiry for, and they let; in fact, I do not call to mind any farms in the neighbourhood that are unlet where the owner wishes to let them. (*To Mr. Osborne.*) Do you?—(*Mr. Osborne.*) No; I might say that I have been on Lord Scarsdale's estate for 17 years, and during that time he has never had a farm on hand.

35,287. And none now unlet?—He has three to advertise to let, but he has never had one on hand during the 17 years I have been on the estate.

35,288. I suppose they have them on hand sometimes at the end of a tenancy in order to put them in order and to re-let them?—(*Mr. Finney.*) Yes; but not very much of that.

35,289. Not much?—Very little.

35,290. Would you say that the farms will let fairly in your district?—Yes; there is a fair demand for them.

Land laid down to grass.

35,291. Has much land been laid down to grass?—Yes; there has been a good deal. I may say that in the greater part of Derbyshire the land is strong land, and that class of land has gone down to grass.

35,292. Do you mean by strong land that it is heavy clay?—Heavy land to work.

35,293. How many horses does it take to plough it?—In some cases four, but as a rule, three, I think. (*Mr. Osborne.*) Three horses.

35,294. Does it lay down to grass easily, or no?—(*Mr. Finney.*) Yes, fairly well, if the land is properly treated.

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35,295. What should you say it costs to lay down the land to grass?—Do you mean the seed bill?

35,296. How much would you, say taking into account manure, and that sort of thing?—I do not think you can do it for less than 5*l.* an acre. (*Mr. Osborne.*) I think that would be quite under it if you mean by the term "laying down"; the expense of laying it down properly, that is putting some good seeds on to it and following it up, because you see after two years it begins to go back unless you follow it up with the manure cart every year.

35,297. After two years all goes back?—Yes, unless you apply something to it such as feeding stock with cake on it.

35,298. But taking everything into account you would say it costs 5*l.* an acre?—I should say that.

35,299. How long a time is it before you can say it is fair grass?—(*Mr. Finney.*) That varies so much on different lands, I should say from 10 to 15 years.

35,300. As much as that?—Yes; I was just thinking of some of my own land as a guide. It has been down 9 and 10 years, and that keeps improving yearly. I should say from 10 to 15 years. (*Mr. Osborne.*) Everything depends on the after treatment as to how long it is going down and getting into good turf.

35,301. Have oats been substituted for wheat in the arable land?—(*Mr. Finney.*) Yes, principally.

35,302. I suppose the farmers in your district buy a good deal of feeding stuff?—Yes. One reason why oats have been used is that the straw is of more value to cut up for cattle; besides wheat has been so low in price.

Purchase of feeding stuffs.

35,303. You say that they buy a good deal of feeding stuff?—Yes, they do.

35,304. Do you suppose they buy as much feeding stuff as they sell now on the average in your district?—In a good many farms they buy more; on the grass farms, which are the principal farms, they buy more.

35,305. Of course, they buy a great deal?—Yes. On the arable farms such a farm as my own with a third arable I should not buy more; I should sell more than I buy.

35,306. Still you do buy?—Yes. I buy cakes and that sort of thing.

35,307. I suppose the grass farmers have benefited considerably by the low price of feeding stuffs?—Yes. They have had advantages there.

Changes of tenancy.

35,308. Have the changes of tenancy been frequent?—More frequent than since I can remember, but considering the circumstances not so frequent as we might have expected.

Milk-selling.

35,309. Has milk-selling taken the place of cheese-making?—Yes, almost wholly with the exception of those farms that are too far away from a railway station.

35,310. And in the case of those farms that are far off from the station has cheese-making taken the place of arable cultivation?—Cheese and butter.

Consumption of home-grown corn.

35,311. Is there much home-grown corn consumed on the farms now?—Yes, I think the greater part of these oats that we speak of are consumed on the farm. (*Mr. Osborne.*) Very few are sold, especially at the present prices.

Rural depopulation.

35,312. Would you say in consequence of the reduction in the number of labourers that there has been some depopulation of the rural districts?—(*Mr. Finney.*) Yes.

35,313. What does that amount to?—From 5 to 10 per cent.

Spending power of labourers.

35,314. Then you also conclude that the spending power of the owner has decreased, while the condition of the labourers has improved 20 per cent?—Yes.

35,315. By that 20 per cent. do you mean in money wages or in what they can get for their money?—The two combined. You see all the necessaries at the present time are very cheap.

Fall in prices:

35,316. Has foreign competition reduced the price of your own produce?—Yes.

35,317. How much should you say?—We take it at from 30 to 50 per cent.

(*a.*) Beef.

35,318. What kind of produce are you speaking of now?—You may take beef and mutton. (*Mr. Osborne.*) The price of beef in 1893 averaged 6*d.* per lb. as against $7\frac{7}{16}d.$ in 1883.

35,319. There had been a considerable rise between 1873 and 1883 in the case of beef, had there not?—(*Mr. Finney.*) Yes, but we started in 1883 in our own return.

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35,320. But going back a little further, do you recollect what the price was, say in 1873?—No. I should not think 1873 would be dearer than 1883, would it—as far as my recollection goes.

35,321. Of course, there may have been a rise in 1873, but from 1870 would there be a considerable rise?—No. I do not think the price in 1870 would be higher than in 1880.

35,322. Then cheese?—That has gone down a good deal.

(*b.*) Mutton.

35,323. Now take mutton?—(*Mr. Osborne.*) In 1893 it averaged $6\frac{1}{2}d.$ per lb., as against $8\frac{1}{4}d.$ in 1883. (*Mr. Finney.*) I may say that mutton is dearer at the present moment. This return was made for 1893 at the commencement of this year, these figures were taken in 1893, but mutton is dearer now.

35,324. What does it come to now, because in 1893 the price was exceptionally low, in consequence of the drought, was it not?—The average price for mutton I should say would be from 7*d.* to $7\frac{1}{2}d.$; it would be a penny more than we have it for 1893.

35,325. What is the present price of beef?—It is a shocking price; it is a wretched price—about 5*d.* (*Mr. Osborne.*) 5*d.* to 6*d.* (*Mr. Finney.*) The best heifers are not worth more than 6*d.* It is from $4\frac{1}{2}d.$ to 6*d.* in the Derby Market, which is wretched.

(*c.*) Cheese.

35,326. As to cheese?—(*Mr. Osborne.*) The present price of cheese would be from 40*s.* to 50*s.*

35,327. What period do you compare with?—Going 20 years back it was some 60*s.* to 80*s.*—in fact, I sold cheese myself at 82*s.*

35,328. (*Mr. Lambert.*) Would those figures of 60*s.* to 80*s.* be average figures of, say, 10 years ago, or would the 82*s.* that you have mentioned be only an exceptional price fetched at an exceptional time?—That would be about the year 1873 or 1874.

35,329. Would it be an average?—It would be from 70*s.* to 80*s.* in that year which I am speaking of. At the time I was making cheese, and I made cheese for six years, I never sold for less than 60*s.* during that six years.

35,330. (*Mr. Little.*) When did that period end?—That would be about 1877.

(*d.*) Butter and milk.

35,331. (*Chairman.*) Then take butter and milk, have they gone down?—Butter I consider has gone down from pretty well 1*s.* 2*d.*, and 1*s.* 10*d.* which used to be the winter price. It has been up to as high as 2*s.*, but I have not taken either the extreme in the lowest or the highest. Now you may safely say that it is at 10*d.* to 1*s.* 4*d.* There has been plenty of butter sold this last summer in Derby market at 8*d.* and 9*d.* per lb.

35,332. What is it now?—The market price would be about 1*s.* 2*d.* and 1*s.* 3*d.*; about 1*s.* 3*d.* you might say is the average. The best quality which we make ourselves, or Lord Vernon's factory butter, is 1*s.* 6*d.* to retail.

35,333. Is that on Lord Vernon's estate?—Yes, at Sudbury.

35,334. (*Sir Nigel Kingscote.*) The factory there?—Yes, it is factory butter. (*Mr. Finney.*) I may say that Mr. Osborne makes butter in pretty nearly the same form. (*Mr. Osborne.*) My own is the same price.

35,335. (*Chairman.*) Do you say that the retail price of factory butter is 1*s.* 6*d.*?—In Derby.

35,336. (*Mr. Lambert.*) What is the price of ordinary butter?—I do not think the average price would be higher than 1*s.* 3*d.* in the market.

Sudbury dairy factory.

35,337. So that the factory butter would command 3*d.* per lb. more than the ordinary butter?—Yes.

35,338. Is that due to the uniformity of the make?—Yes; I think we may say so; to the better manufacture of it.

35,239. The better manufacture of it?—There is more uniformity about it. I find no difficulty in selling my own as long as I make so much, as I consider first-class quality. My customers, although they may grumble a bit sometimes, still they will have it.

35,340. Is Lord Vernon's factory confined to his own tenants, or is it open to the whole district?—Do you mean the supply of the milk?

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35,341. Is it a factory merely for the estate or for all the surrounding farms?—It is a company now.

35,342. And buys milk from all the farmers about?—Yes, within a great radius. I must say it has not been a benefit to the farmers on the estate for a long time.

35,343. It has not been?—No.

35,344. Why is that?—Because of the very poor price they give for the milk.

35,345. Do you think they would be better off making the butter themselves?—A good many of the farmers have sold their milk away, and have not sent it to the factory; they have sent it to London or elsewhere instead.

35,346. They found they could get a better price?—Yes.

35,347. (*Sir Nigel Kingscote.*) As I understand, that is your case?—I am speaking of Lord Vernon's factory now.

35,348. (*Chairman.*) But, still, apparently from what you say, the butter, when it is manufactured in that factory, fetches rather more than the average market rate?—Yes; it is a higher rate both for butter from that factory and from the Egginton factory too.

35,349. (*Mr. Clay.*) What price do you get for sending it up to London, per gallon?—The average would be about 6¾*d.* this year.

35,350. What is your railway charge?—That is net; the carriage is 1*d.* per gallon or 1*s.* 4*d.* for a churn, that is eight barn gallons. One gallon is carried free in that case; you get a churn carried for 1*s.* 4*d.* instead of 1*s.* 5*d.*

Rent.

35,351. (*Chairman.*) When one considers the reduced price of produce and the higher wages you have to pay, I do not quite understand how you can pay the same rents that were paid apparently in your district?—(*Mr. Finney.*) There has been a reduction, you see.

35,352. Still, the rents are not low as compared with many other districts we have inquired into; as they average 30*s.* per acre they seem to be very fair rents?—Yes. (*Mr. Osborne.*) When I first took my farm it was 48*s.* 9*d.* per acre: I had another 100 acres added to it, and that was two guineas an acre. Since that I have had a reduction of 10 per cent.

35,353. What is it now?—It would run about 37*s.* 6*d.* per acre; there is one-fifth arable.

35,354. Do you hold under a yearly tenancy?—Yes.

Farm buildings.

35,355. (*Mr. Little.*) The buildings are considerable, are they not, on those dairy farms?—Yes, we have a fair amount of buildings.

35,356. I mean, they lock up a good deal of capital?—Yes.

Farmers' capital.

35,357. (*Chairman.*) What do you consider is the amount of capital per acre a farmer ought to have in your district?—He ought to have 10*l.* an acre.

35,358. I suppose that is rather above the average?—(*Mr. Finney.*) Yes. (*Mr. Osborne.*) That would be above the average, but if he could get that all the better. In the case of my farm, I spend as much on cake, and corn, and manures—in fact, I spend more—every year than I pay in rent.

Price of feeding stuffs.

35,359. Then I suppose you have benefited by the low price of cake and feeding stuffs?—Yes, it has been a benefit in that way, for, of course, I purchase more than I sell.

Effect of the drought, 1893.

35,360. Did the drought of last year seriously reduce the price of stock?—(*Mr. Finney.*) Yes, materially, especially in the southern part of the county. The northern part of Derbyshire had a fair grass season, but the southern part and the adjoining counties of Leicestershire and Staffordshire suffered very much. We came to the conclusion that stock was depreciated something like 25 per cent. last year; it is dearer now than it was then.

35,361. Were the farmers obliged to sell off a good deal of their stock on account of it?—They very wisely kept what they could, and they used everything they had on the farms; even the stuff that they ought to thatch their stacks with this year had to be made use of for fodder.

35,362. This year, I suppose they have had a very good hay harvest—where they have had good grass?—Yes, it has been a fair season.

35,363. Has the value of stock gone up again?—It is higher than it was last year. (*Mr. Osborne.*) Especially the down calving cows. That I should attribute, in a great measure, to the scarcity of keep, a good many cows that ought to have been what we term cross-bulled to come down this autumn, were slaughtered or sold off.

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Price of stock.

35,364. But this year there is a scarcity?—Yes, I should say the down calving cows are 3*l.* a head dearer this time than they were last year.

Farmers' capital.

35,365. Should you say that the farmers in your district have insufficient capital through losses sustained in farming, and consequently have insufficient stock on the land?—(*Mr. Finney.*) Yes, there are farms which would do with more stock.

Deteriorated farming.

35,366. Taking land generally, is it poorly kept, or is it kept up to a fair average?—I think it is kept up to a fair average. I do not think there is very much deterioration. (*Mr. Osborne.*) There is not much deterioration as regards the condition of the land for its produce, because in dairy farming you have to use so much stuff, but still the farms are rougher and untidy.

Rates.

35,367. Has there been an increase in the rates?—(*Mr. Finney.*) Yes.

35,368. Can you give us an illustration of that?—The poor rate has not materially altered in the union in which I reside.

35,369. What is your union?—Sharldow. The sanitary rates are inclined to increase.

35,370. What is the poor rate in the pound?—Do you mean including the county rate, because the rates are collected all together.

35,371. Then what is it altogether?—For this half year I believe it is 6*d.*; that includes the county rate.

35,372. And for all rates?—No, for there are also the sanitary rate and the school board rate.

35,373. What is the sanitary rate?—Of course that only applies to parishes where sanitary improvements have been made.

35,374. Is there a sanitary rate in your parish?—No, in the adjoining parishes there happen to be sanitary rates, but in the parish where I reside we have none. We have a school board rate.

35,375. What is the school board rate?—6*d.* I have always felt, as regards the school board rate, that it acts rather heavily on agricultural land. I have rather an impression that the land might be relieved of it, because it does not put children into schools in the same degree that houses do.

35,376. Taking all the rates together in your parish, what do they amount to about?—For the present year 2*s.* 6*d.* in the pound.

35,377. Is that higher than it was a few years ago?—Yes.

35,378. How much?—Not very much. There is an increase in the school rate.

35,379. Is it more than the increase in the school rate—the 6*d.*?—I do not think there is that increase in my parish.

35,380. Then there has been some reduction in the amount due to the reduced assessment?—Yes, the assessments in most parishes on agricultural land are gradually being reduced.

35,381. Should you say that, taking into account the reduced assessment, you pay more than you did, or no?—Yes, I think we pay more than we did.

Tenure.

35,382. Are the tenancies in your district chiefly yearly tenancies?—Yes.

35,383. Are the landowners ready to give leases?—I do not think they are ever asked for them.

The Agricultural Holdings Act.

35,384. The tenants prefer holding by the year?—Yes, they prefer yearly tenancies.

35,385. Do you consider any changes should be made in the Agricultural Holdings Act?—Yes, it is rather suggested that there might be a little improvement there.

Compensation for home-grown corn.

35,386. What do you suggest?—The Act requires amending, so as to include compensation for home-grown corn. No restrictions, in our opinion, should be imposed as to the methods of cultivation of land, so long as it is well farmed, except that on the determination of a tenancy it should be left in a suitable rotation

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for the incoming tenant, in accordance with the custom of the locality.

35,387. What is the case now; are there restrictions?—Yes, there are restrictions.

Restrictions.

35,388. Have they been adhered to during the last few years?—No, I do not think they have.

35,389. Not?—No. I may say that where the tenant is expected to consume the whole of the produce on the farm, so long as the farm has been fairly farmed I do not think the landlord has objected to a stack of hay or straw being sold off the farm. (*Mr. Osborne.*) It is generally done by application to the agent or landlord. (*Mr. Finney.*) I do not think there has been any difficulty there.

35,390. (*Chairman.*) You say in your brief that the distraint for rent should not exceed 12 months; it is so now, is it not?—Yes; we do not recommend any alteration there. Might I go back to the rates and taxes?

Land tax.

35,391. Yes?—There was a point I rather missed; that is a question of the land tax, which seems to be rather a heavy burden with us.

35,392. That falls on the landowner, I suppose?—No, the landowners, as a rule, let their land subject to the tenant paying the land tax, but still it is a charge on the land.

35,393. It is a very unusual practice?—It is not unusual in our district. (*Mr. Osborne.*) It is usual in Derbyshire for the tenant to pay the land tax.

35,394. (*Mr. Lambert.*) Does he not take that into account when he takes the farm?—He should do, naturally.

39,395. (*Chairman.*) Does he not deduct it from the rent?—(*Mr. Finney.*) No, he pays it separately.

35,396. What is the land tax in your district?—It is about 1*s.* an acre, but then it is a charge on the land, and we feel that as all kinds of produce are imported free, that instead of this land tax being used by the Imperial Exchequer, it would be a fair thing for it to be applied towards the rates in the parish. In the parish where I reside the land tax is 83*l.*

35,397. Is there much of the land in your district where the tax has been redeemed?—A little.

35,398. Then it would be very unequal in its operation?—I do not think it would because there is an income arising from the money that is paid for the reduction of the land tax, and that might be used in the parish for local purposes. I think it would be only fair if that were so.

35,399. Some parishes would get a good deal then, and some nothing?—Whatever the amount is on the parish.

35,400. (*Mr. Little.*) Would you say how much this 83*l.* represents on the rateable value?—I think the present land tax is either 8½*d.* or 8¾*d.* I feel rather strongly on that point. Under all the circumstances that we are met with, with all kinds of foreign produce coming here, I think that 83*l.*, instead of being paid to the Imperial exchequer, ought to be paid into the parish for parish purposes. If you can do that I am sure I shall be very much obliged to you. That is one of the things I strongly recommend. (*Mr. Osborne.*) There is one other point I would like to mention in connexion with the land tax; that is as regards the collection, and the dealing with the surplus. I think it would be a much better system if the collectors could be paid a certain poundage, which should be uniform throughout England, and that any surplus arising should be carried forward the same as you would do in the case of a poor rate for the union. There was a case cropped up in my own parish, in which there was only 16*l.* to be collected; a fresh collector was appointed, and he made a new assessment, and he worked the surplus up to within a few shillings of 5*l.* (*Mr. Finney.*) Over and above the 16*l.* (*Mr. Osborne.*) Over and above the 16*l.*, which the Commissioners may allow him to pocket.

35,401. The usual thing is to increase the assessment by something like over 5*l.*?—Yes.

35,402. Is not the foundation for that that the remuneration for collection is so small that if it were not for this bonus the collector would not do the work?—I do not think that is so. There has been no difficulty as regards a collection there.

35,403. It is an indirect way of paying, is it not?—I do not like the system. Then there is another point which I think should be made very clear. In the case of land being redeemed the onus should not be thrown on the present owner or occupier to prove which land has been redeemed, but the Commissioners should be able to put their hand on a plan or on papers, and be able to state which land has been redeemed without throwing the onus on to the present owner.

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35,404. Do you think they have the materials for it?—I think the Government should provide them, or if they have not got the materials they should go into the matter and not throw it on to the present owner. I might mention that case in point in my parish. Lord Scarsdale had redeemed 40*l.* of the tax and the collector when he made this new assessment, found that the land paid no tax whatever, and so he spread it out on the whole rental. I told my landlord and agent that I should not pay the increase, and they looked into it but it took them about 12 months before they could get at the redemptions and then it was found that 4,000*l.* had been paid for the redemption of the land tax and yet this man was spreading it all over again.

The Merchandise Marks Act.

35,405. (*Chairman.*) What other recommendations have you to make?—(*Mr. Finney.*) There is one little matter that will turn up on the Merchandise Marks Act. We feel in a milk-producing country that we are rather under a disadvantage with the separated milk. It has been pointed out that certain factories make butter. The milk is separated and sold principally in the large towns. What use is made of it I do not know; whether it is mixed with other milk I do not know, but we think in Derbyshire that something should be done by way of compelling the people who have this stuff on their premises to mark the vessels "separated milk." I brought this matter before the Leicestershire County Council, and they passed a resolution of this kind: "Your Committee were also of opinion"—that is the Weights and Measures Committee—"that all vessels containing skimmed or separated milk should be labelled as such in letters an inch long; that a standard for water in butter be fixed; and that margarine should either be sold in a separate shape or coloured differently to butter." We also arranged that the clerk should communicate that to all the clerks of the county councils in England and Wales, and ask them to adopt a similar resolution. We rather think that the greater part of the separated milk is being distributed throughout the large towns, and is not sold as separated milk, but is sold in another form—that it is mixed with other milk to the disadvantage of everybody except the dealer. We are anxious that this marking system should be adopted. Then the public would know if they were buying separated milk that it was separated milk, and if they liked to buy it that is their business. We do not want them to buy a mixed article when they think it is whole milk or new milk.

35,406. You do not wish to prohibit the sale?—Not at all. (*Mr. Osborne.*) No.

35,407. What more have you to say?—(*Mr. Finney.*) I do not know that there is anything else.

Ground game.

35,408. Has the Ground Game Act worked satisfactorily in your district?—Yes.

35,409. Practically have the farmers killed the rabbits on their own farms?—There is a system adopted pretty freely in Derbyshire, by which the tenant, as a rule, does not kill hares, but the landlord kills the hares, and the tenant kills the rabbits. I think that is pretty well adopted all over.

35,410. That is the general arrangement?—Yes. (*Mr. Osborne.*) The landlord undertakes to forego his right to the rabbits if we give him the hares.

35,411. The landlord gives up altogether his right to the rabbits?—Yes.

35,412. And the tenant gives up the hares to the landlord?—(*Mr. Finney.*) Yes.

35,413. As a rule, are the hares preserved there?—Yes. (*Mr. Osborne.*) But not to the extent they were.

35,414. Not so much as they were?—No, they are diminished. (*Mr. Finney.*) But you see hares will not do any damage.

Judicial rents.

35,415. You speak in your proof of your desire for a fair adjustment of rents; by that do you mean a desire for judicial rents?—No, I do not think so. I do not think our Committee thought that.

35,416. Has the question been discussed in your association?—Not very much discussed, but we had a

discussion on it the other day by a committee. We put this table in which touches on that in a good many places (*handing in table*). I am rather inclined to think myself that the farmer and the landlord are competent to make their own bargains.

35,417. Then there is no general wish in your association or your neighbourhood to have judicial rents?—None. (*Mr. Osborne.*) I do not think so for a minute.

State loans.

35,418. Do you think that it would be advisable that State loans should be granted?—(*Mr. Finney.*) We think that they might benefit agriculturists so long as the rate of interest was not too high.

35,419. Should the loans be to the landowner or to the farmer?—(*Mr. Osborne.*) I think the intention in giving that answer was that they should be made to the landlords.

35,420. The farmer being a yearly tenant would not have much security to give?—No. I think that is the idea. (*Mr. Finney.*) In Derbyshire the landlord, as a rule, does the whole of the permanent improvements.

35,421. And you think if money was lent to the landowner at a fair rate the landowner would be in a better position to effect improvements?—I think he might improve the property.

Improvements in drainage and buildings.

35,422. Is there much necessity for improvements in your district in the way of buildings or drainage?—There has been a great amount of buildings built, and a good deal of drainage done. I should think few counties have had more money spent upon them. (*Mr. Osborne.*) I may say there has been a good deal of money spent on the buildings, but still there is room for a lot more to be done.

35,423. Still a good deal has been done?—(*Mr. Finney.*) Yes, a good deal. (*Mr. Osborne.*) And the dairying interest there, of course, requires a good many buildings.

Rates.

35,424. As I understand, you think the school board rate should be assessed on the same principle as the sanitary rate?—(*Mr. Finney*). Yes, I do.

35,425. Are there school board rates in most of your rural districts?—No, not very many.

35,426. Not many?—I do not think there would be over ten.

Technical education.

35,427. Do you think something should be done in the way of technical education for farmers?—The county councils make use of the money they have given to them for that purpose; they vote a fair share of it in our district. I may say that Leicestershire, Nottinghamshire, and Derbyshire, and, I think, the Lindsey district of Lincolnshire, are starting a dairy school within three miles of where I reside, which is to be conducted by the county councils conjointly. I rather think that they can meet what is wanted as regards dairy schools.

Co-operation.

35,428. Do you think something may be done for the farmers in the direction of co-operation in the manufacture and distribution of their produce?—It is a very large question and a very difficult one to work; but we have always thought that if such means could be devised for the farmer to place his goods in the hands of the purchaser he would get a better price for them. I think my friend Mr. Osborne almost does that, because he is a farmer at Quarndon, and he has a shop in Derby, and he takes his farm produce to his shop in Derby, and puts it into the hands of the consumer.

35,429. Do you derive advantage from that?—(*Mr. Osborne.*) Yes. I have had a business there for five years. I may say that I have a very good business wife, and she manages the dairy business, and I look after the business at the other end. She drives backwards and forwards, a distance of three miles.

35,430. Which end do you look after?—I look after the producing, and go down to the town occasionally; my wife goes down every day.

35,431. Who looks after the shop?—We have about 11 employées there. I have a separator and all conveniences for dealing with the surplus milk.

35,432. Do you sell other milk than your own produce?—Yes, I buy from two or three dairies besides my own, and I milk about 50 cows.

35,433. I hope you have made it pay well?—Yes, it has answered very well; in fact, I have built a new place, which has cost me 1,000*l.*

35,434. Do you think that, following your example, the farmers in your district might do more in that direction by co-operating?—I think so. Some years ago—a matter of five or six years ago—the Dairy Association did draw up a scheme with a view to erecting a factory; the centre pitched on was close to the Derby station, with a view to dealing with the surplus milk, so that any farmer, at any time, if he could not sell his milk at a remunerative price, or if he had milk on hand, could send it there to be manufactured. But the farmers did not seem to take an interest in it, or to have any desire to take the shares up, and that matter dropped through. Since that time I have started and gone on with this business myself.

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Butter and cheese factories.

35,435. Do you say there is a better opening for butter factories than for cheese factories?—I think they are better paying concerns than cheese factories solely; in fact, cheese factories solely I do not think pay the farmer because no man can produce milk to sell it at 4*d.* per gallon.

35,436. According to your evidence cheese producing is rather going out of the district then?—Yes.

35,437. The farmers' efforts, then, have mainly been directed to milk and butter?—I may mention that the factory-made cheese is a good deal of it made on the early ripening system. It is a class of cheese which a good deal competes with the best class of American cheese, and it is not like the old farmhouse cheese which you used to get, and which the longer you kept it, if it was well made and good, the better it got; the factory cheese has just a certain time when it wants to be cut and eaten or it goes strong.

Railway regulations.

35,438. Do you find the milk trade hampered by the regulations of the railway companies?—I consider the conditions under which milk is carried are somewhat unreasonable. I refer especially to the last two clauses in the conditions of the railway companies—Nos. 10 and 11. A short time ago one of our members consigned some milk from Clifton, near Ashbourne. He consigned three cans of milk; of those three cans only two were delivered. With respect to the other one the company proved that they delivered it at St. Pancras, or supposed that it did get there, but it never was delivered to the purchaser. We had a great many complaints from our members about milk that was lost in transit or sent to its wrong destination, and what not; and we entered this as a test case, but we lost the case, and yet the company, although they do not undertake to deliver, still charge the carriage.

35,439. Are you aware that in cases of complaints of this kind against the railway company you have a right to appeal to the Board of Trade, and that the Board of Trade on receiving complaints of this kind can mediate between the company and the trader?—No, I was not aware of that.

35,440. Perhaps it might be as well if you were to inquire as to your rights under that clause?—(*Mr. Finney*). Yes. (*Mr. Osborne.*) I might mention also the delay in transit or in sending to the wrong station or not arriving in time——

35,441. All these matters of complaint can now be dealt with by the trader complaining to the Board of Trade, and the Board of Trade will then communicate with the railway company under what is called the mediation clause—that is the conciliation clause of the Act of 1888—and the Board of Trade will endeavour to bring the two parties together. You should try what the effect of that clause is?—(*Mr. Finney.*) Yes, we will do so.

The Derbyshire Dairy Farmers' Association.

35,442. (*Sir Nigel Kingscote.*) One of you, I see, is chairman, and the other is secretary of the Derbyshire Farmers' Association?—(*Mr. Osborne.*) The objects of the association are to promote the interests of members, to facilitate the carriage of milk, and the return of empty cans, to take action in the case of anything that is illegal, or in a case of breach of contract on the part of a customer or anything of that kind, and to protect the interests of the members generally.

35,443. To take up a matter such as you have just told us of as regards that action against the railway company?—Yes; we did take that up.

35,444. As an association?—Yes; as a test case, and we lost it.

35,445. You have no co-operative factory, or anything of that sort?—No.

35,446. Do you meet often?—There are no stated times for the committee to meet, but they meet, perhaps, 15 times in the year.

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35,447. The committee?—The committee. And then there is the annual meeting, a general meeting, or if there was any special question to be discussed we might call a general meeting at any time.

35,448. But you do not have papers read and discuss subjects, do you?—We might in case of any particular questions being brought forward, but we do not, as a rule, discuss questions similarly to the Central Chamber of Agriculture.

Stock-keeping.

35,449. Do you breed your own cattle, or do you buy in?—(*Mr. Finney.*) I do both.

35,450. And you?—(*Mr. Osborne.*) Yes; I rear about 20 every year, but I find a great difficulty in getting the cows to come again at the proper time. Suppose I had one calf in the autumn, if that cow would not come to calf in the autumn again she would really be useless to me, and I should have to sell her off—to get her off fat.

35,451. Therefore the bulk of your animals are bought in and sold out?—We breed about 20 every year, and I also purchase to make up what I am short for the milk supply.

Cattle diseases.

35,452. Have either of you gentlemen suffered in your neighbourhood from cattle diseases?—We have had the foot-and-mouth disease once in 17 years. (*Mr. Finney.*) So have I on my farm.

35,453. Do you approve of the restrictions for stamping it out which have been in force?—Yes. (*Mr. Osborne.*) Yes; I do too.

35,454. You do not wish to see them relaxed?—No. One of the members of our council, Alderman Waite, mentioned to us the swine fever regulations. He thought they were rather irksome, and he thought the farmers would sooner be without the restrictions than with them. For myself I may say that I have not suffered much inconvenience. (*Mr. Finney.*) I have suffered none.

35,455. (*Mr. Little.*) From the restrictions, you mean?—Yes.

35,456. I thought you said you would rather be without the restrictions than with them?—(*Mr. Osborne.*) Mr. Waite was expressing the view of a great many farmers in his district to that effect. (*Mr. Finney.*) I think that may arise in this way: The town of Derby is within five miles of the boundary of the county, and so within a few miles you get Leicestershire, Nottinghamshire, Staffordshire, and Derbyshire, which have all regulations of their own, and in the borough of Derby there is another set of regulations which is rather conflicting. I think that was Mr. Waite's meaning. (*Mr. Osborne.*) With regard to the swine fever regulations there is just one point I should like to mention. I think it would be much better if the committees in the different boroughs of the county, and the county committee would all meet together and form one set of regulations instead of having two or more. (*Mr. Finney.*) So that the regulations should be uniform for the district.

35,457. (*Sir Nigel Kingscote.*) You want the regulations in the whole area to be uniform, and not different in the different localities?—(*Mr. Osborne.*) I think it would be much better if the committees were all to meet jointly and fix one set of regulations for the boroughs and the county.

35,458. (*Mr. Lambert.*) Is that not so now? Under the new swine fever regulations are not the Board of Agriculture taking steps to secure uniformity as regards the regulations?—I am not aware of it. I know that the borough have had their committee, and issued their own regulations independently of the county.

35,459. (*Sir Nigel Kingscote.*) You say you have got a shop where you sell your produce; how far does your produce have to come?—Three miles.

35,460. And does most of the other produce that passes through your shop come about the same distance?—Yes. I can sell, as you may say, pretty well any produce that I might have. We go in for confectionery, too, very strongly, and that is all made on the premises, and we have a refreshment department as well.

35,461. Three miles on a flat road, I suppose?—Yes, it is a good road.

Butter and cheese factories.

35,462. (*Mr. Little.*) I think you said that butter produced at factories or creameries commands a higher price than the farmers' butter?—Yes.

35,463. But that the contrary is the case with regard to cheese, namely, the cheese produced at factories fetches a lower price?—That is speaking of the real good farmhouse cheese. There is a demand now for real good farmhouse cheese, and if you can get it, or if a factory could get it, you could make a really good price for it.

35,464. But the factories do not make that character of cheese?—No.

35,465. What they make comes in competition with the foreign cheese?—With the first American.

Restrictions.

35,466. Mr. Finney, in his brief, suggests that no restrictions should be imposed as to the method of the cultivation of land. Do you propose that the law should deal with that, or simply that common sense should prevail?—(*Mr. Finney.*) I think common sense should prevail.

35,467. You do not want the law to interfere between the landlord and tenant, and say, "You shall not make "a bargain to devote the land to this particular pur-"pose"?—No, I do not say that I do.

The Merchandise Marks Act.

35,468. With regard to the separated milk and other produce, you only want if it is sold, that it should be sold under its true name?—Yes, we are very anxious about that. (*Mr. Osborne.*) I think that is quite as necessary as the Margarine Act. I may say that the separated milk when consigned and sent up to London or other large towns comes on to the platform, and no one has any knowledge whatever what it is except the man to whom it is consigned, and he can mix it and blend it, and no one would be any the wiser; whereas if it were placarded you would naturally know the one was new milk and the other separated milk.

35,469. Would it not betray itself if it were analysed?—(*Mr. Finney.*) No; there is the difficulty. (*Mr. Osborne.*) Not to the full extent.

35,470. It would only show that there was a very low quantity of cream?—(*Mr. Finney.*) Of fat.

35,471. Of fat?—Yes, and no water. (*Mr. Osborne.*) If that man can buy a dairy which is rich in cream, then he can do as I know has been done; he can put three gallons of separated milk to a churn of new milk, and then he can pass the inspector with impunity. If you get a rich dairy milk then you get a high percentage of cream, and the separated milk does not bring the total solids down much; it only reduces the fat.

Milking.

35,472. (*Mr. Gilmour.*) Is the milking down in your part of the country done by women or by men?—(*Mr. Finney.*) Almost wholly by the men employed on the farm.

35,473. Then they do this duty before going out to work on the arable land?—Yes.

35,474. As ploughmen?—The ploughmen as a rule do not milk unless on a farm where there is a very small quantity of arable land.

35,475. How many cows do you allow to a man to take the whole year round?—I should say about six. (*Mr. Osborne.*) We generally reckon eight.

Ground game.

35,476. In reference to the Ground Game Act you say it has worked well; the tenants are allowed to kill their rabbits, and the other ground game is left to the landlord. Are the tenants in your part of the country allowed to go into the coverts and trap there?—(*Mr. Finney.*) No, I think not. (*Mr. Osborne.*) No.

35,477. How do they keep down the head of rabbits, are they allowed to snare in the fields?—I know one instance such as you have mentioned, where the landlord has found some wire to be placed at the side.

35,478. To wire in the covert?—To wire on the outside of the covert. (*Mr. Finney.*) In my own case after the passing of the Ground Game Act my landlord gave me the game on the farm, it was not worth very much to let then, I suppose.

35,479. About that right of trapping in the coverts, I understand there is no complaint as to the working of the Ground Game Act; the tenants are able to keep the rabbits down to such an extent as not to have any question raised about it?—Yes, I think so. I have not heard of any complaint; I think it is working satisfactorily.

Rates.

35,480. (*Mr. Dalton.*) What would be the effect in your parish if land was rated at a fourth of the school board rate? What is your present school board rate?—Sixpence.

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35,481. For the year?—Yes.

35,482. Have you got much building?—No, no manufactories, the buildings would be the farm houses and cottages; in fact, the area of the school district is in two parishes, Hemington and Lockington, but they are identical as regards their conditions, for there are no manufactories, and the buildings are principally houses.

35,483. Are there many houses; is there a town there?—No.

35,484. Only a village?—A few more houses than are required for the working of the land which are occupied by men employed at a brewery and on the railway, and things of that sort, but not a great number.

35,485. Then it would not make much difference in your parish if the land was rated at a fourth of the school board rate?—Yes, it would relieve the agricultural land.

35,486. But you would have to pay a much higher rate. You would have to pay the bulk of it, the bulk of the property in your parish being agricultural land?—Yes.

35,487. You would only throw a little more on the houses?—You would throw a good deal more on the houses.

35,488. But in other parishes where there are more houses?—If there are more manufactories, shops, and that sort of thing, it would affect it materially.

35,489. I did not quite understand how you brought up your rates to 2*s.* 6*d.* in the pound: there is the 6*d.* for the school board rate, there is the 1*s.* for the poor rate, including the county rate, 6*d.*, I think, you say it is this half-year?—Yes.

35,490. That makes it 1*s.* 6*d.*; where does the other rate come in? Is there a highway rate, or is that paid out of the poor rate?—No, that is separate; we have a highway board.

35,491. About how much in the £ is that?—I think it is 8*d.* I know I signed the rate the other day as churchwarden at 1*s.* 4*d.* in the £, and I signed the previously half year at 1*s.* 2*d.*, and I have paid the 1*s.* 2*d.* But there are some few expenses in parishes, and I think our collector may possibly be looking ahead a bit; he may have been anticipating the parish council, thinking they may require a little money—I will not say he has not—perhaps he thought they might require 1*d.* of it for the current half year.

35,492. Has there been much building going on in your union of late years?—Yes.

35,493. A great deal?—Yes, it has increased very much indeed.

35,494. Any new railway, or anything of that kind?—Not much new railway, but there is a deal of railway in the union.

35,495. The railway and the buildings, I suppose, help the poor rate very much?—Yes, very much. But I may say that, although the rent of agricultural land has been going down for some time, there has been a steady increase in the rateable value of the union.

35,496. And a very large increase in the rateable value of your county?—Yes.

35,497. (*Chairman.*) Do you know what the actual figures are in your union, because they are very curious. I have got here the rateable value of the land, houses, and railways for your union, compared with the year 1871. It seems that the assessment on the land has been reduced from 137,000*l.* to 118,000*l.*; the assessment on buildings has been increased from 45,000*l.* to 111,000*l.*; and the assessment on railways from 23,000*l.* to 77,000*l.*?—I think it has got higher still.

35,498. The result is, that whereas land, 20 years ago, paid two-thirds of the whole rates, it now pays only one-third?—Yes, that is so. The rateable value of the union at the present moment is 321,000*l.*

35,499. I should think your union has gained more in the 20 years than any other union in the country almost, in respect of railways?—I think it has. There was rather a disposition after the Boundaries Commission, to sever the parish, and some other parishes in Leicestershire, from that union. I was very anxious to remain in that union, as you can understand, and we satisfied the Commissioners that it was a proper thing to do.

35,500. I was striving to appreciate the extent of your grievance?—(*Mr. Osborne.*) In the Belper Union the rates are much higher: they run from 8*d.* to 10*d.* in the pound for the half year.

35,501. What is your union?—Belper. (*Mr. Finney.*) We have a great amount of railway.

35,502. I imagine there is no other union in the country so favoured. Belper is not bad. The assessment of land has been reduced in the 20 years from 104,000*l.* to 83,000*l.*; the assessment on buildings has been increased from 55,000*l.* to 84,000*l.*, and the assessment on railways has been increased from 14,000*l.* to 47,000*l.*, and whereas land paid half the rates 20 years ago, it now pays about a third?—In the Belper Union?

35,503. In Belper. It has not benefited quite so much as Shardlow?—No. I think Shardlow is a favoured union.

35,504. (*Mr. Dalton.*) I see from your brief that you reckon the rural depopulation as being from 5 to 10 per cent.?—Yes.

35,505. What years do you take that from; since when has that reduction taken place?—I think it was during the last 20 years.

35,506. I understand you reckon that the condition of the labourers has only improved 20 per cent I do not quite make that out. From your figures I think there has been a larger increase than that even in the wages, without taking into account the lowness of prices. You said the wages had increased from 13*s.* to 18*s.*?—Yes, that is 5*s.*

35,507. That is more than 20 per cent. by itself?—Yes.

35,508. Then if you add to that the other benefits that have arisen, it would come to very much more?—Yes, but I did not want to overstate the case—that was really my reason.

Butter factories.

35,509. (*Mr. Lambert.*) Upon the question of the butter factories; the butter produced in factories being worth 3*d.* per pound more, or selling at 3*d.* per pound more than the ordinary butter, why do not farmers generally use the factory?—(*Mr. Osborne.*) Because a great many of the factories are held by companies, not by farmers; they are not farmers' co-operative factories.

35,510. But why do they not take the matter into their own hands, and establish a co-operative factory?—I mentioned a factory that had been done so, the Eggington factory; for some years they lost money considerably, but now they have pulled themselves together, and it is doing better. I think there has been a great laxity, I may say, on the part of farmers, in not co-operating. But still, in the case of butter factories, the question of paying all rests upon the sale of the separated milk. I myself have made butter, and I am quite sure that if you cannot dispose of the separated milk profitably, then it leaves a loss rather than a profit.

Separated milk.

35,511. How do you dispose of your separated milk?—I sell some of it to men who retail it, and any surplus that I have goes home for the rearing of calves and the feeding of pigs. I have a farm, and I can make the best of anything I cannot sell.

35,512. Do you find that separated milk is a good thing for calves?—Yes, we have been very successful with the rearing, and also the pig feeding. I find that it takes very little corn in conjunction with the separated milk.

Fall in prices.

35,513. How much do you consider that agricultural produce in your district has depreciated in price per cent.?—Speaking of milk I should say from 15 to 20 per cent., about 25 per cent. on meat, and on corn quite 50 per cent.

Rent and labour.

35,514. Have your rents depreciated from 10 to 33 per cent.?—Yes, that is taking the basis of the returns.

35,515. And yet the labour bill is quite as much as it used to be?—Yes. (*Mr. Finney.*) More. (*Mr. Osborne.*) It is more than it was 25 or 30 years ago.

Rent and prices.

35,516. How is it that the rents have not depreciated to the same extent that agricultural produce has depreciated?—They do not all work down to a level at once. The farmer keeps struggling on hoping for better times. I consider that if a tenant were to go to his landlord, and pull everything down to the extremity now, he might naturally expect, if times mended, that the landlord would say, "It is now my turn, we will "put your rent up in accordance with the times again."

35,517. But the rents have not yet gone down according to the times?—Perhaps not, proportionately.

Farmers' capital.

35,518. You say that the farmers have insufficient capital; is that owing to their having paid too much rent?—I should say it is because their capital has decreased through losses in having to pay their rents, and other payments.

35,519. If they had not paid so much rent they would have had more capital with which to farm their land properly, or better?—Naturally they would have had more left after paying expenses.

35,520. Do you calculate that farmers are now getting a sufficient return for their capital?—I do not.

35,521. If they paid less rent, I suppose they would get a better return?—Naturally it would make some difference.

Reduction of rent.

35,522. Is it not the case a good deal as regards tenant farmers that this is a question of rent?—I think the rent is not the only thing. You see, if a landlord takes 10 per cent. or 20 per cent. off it amounts to a very small item in comparison with the decrease in the price of produce.

35,523. It does amount to a very small item, and, therefore, it ought to be more?—We should really want the farms for nothing in some cases, if we must put it in proportion to the price of decrease in the price of produce, and in accordance with that. You may say that I had 50 quarters of wheat to sell, and it is worth 1*l.* a quarter, but if it had been worth 3*l.* it would have fetched 150*l.*

35,524. There is the fact that rents have not gone down, and you ought to have the farms at very much less rent in order that tenant farmers, and I am speaking alone of tenant farmers, might pay their way?—There is no question that unless things are very different it will come to that; it must be so.

35,525. What prospect do you see of things becoming different?—The prospects are very gloomy, certainly.

35,526. (*Mr. Channing.*) Do you think it desirable to wait for the turn of the tide in order to get reductions of rent?—I had one reduction of 10 per cent., and then I had a second, which makes 20, and he is giving a further 5 per cent. at the present time—that makes 25.

Dairy buildings in Derbyshire.

35,527. I should like to ask you about the dairy buildings in Derbyshire; are the farmers generally satisfied with the dairy equipments they have on farms?—No.

35,528. What do they want?—In many cases the cow sheds and the dairy itself are in a very bad state. I might mention, perhaps, that on a neighbouring estate to Mr. Finney's—that is, Mr. Curzon's at Lockington—you will find some of the best buildings, that is dairies and farm-houses, that you will find almost anywhere.

35,529. On many farms are the equipments obsolete and not good enough for working dairy farming in the best way?—In many cases they are not good enough; in fact, if mine were more modern and put into a proper form it would almost take one man less to do my stock.

35,530. Are you able now on application to the landowner or agent—I do not mean in your own case, but I am referring to farmers generally—to get new buildings and new arrangements?—No, we find there are very few new buildings; it is simply a matter of repairs done now chiefly. The landlord appears to endeavour to keep down his expenditure naturally with the lesser rents.

35,531. Do you know of any dairy farm tenants who have offered to put up buildings of their own?—No, I do not.

Butter making and milk selling.

35,532. Now about the uniformity of the butter supply; does your association make any arrangements which would enable the members to send butter of a uniform quality to London, or do you not interfere with the arrangements of each farm?—There has been nothing done except what I have mentioned as regards the co-operative factory, which was more to deal with surplus milk. It is not generally considered that butter making is any better than milk selling if they could sell the milk at a fair price. They would sooner sell milk than make butter.

35,533. It would be a great advantage to dairy farmers, would it not?—They would get more command of the market if an association like yours were in a position to guarantee uniformity of quantity and quality, would they not?—Yes, I have no doubt they would be able to obtain a better price.

35,534. Is not your association aiming in that direction?—We have not done anything since the time that I referred to, because it is chiefly milk selling now, and if we can get a remunerative price for the milk we would sooner sell it than start a butter factory.

35,535. Are you aware that the Danish arrangements are so perfect that dealers in London can telegraph to Copenhagen and rely on a supply of absolute uniformity in quality and quantity being put on board ship the next day?—Yes, I have read that.

35,536. Do you not think that similar arrangements in England would be of very great value to dairy farming?—Yes; I have no doubt they would be beneficial; still I should not recommend butter making pure and simple, I think.

35,537. Do you think the future of dairy farming is more confined to milk and cheese?—I think the farmer should rely on the sale of milk, but there should be a factory whereby he could keep the milk off the market when it is not wanted. Instead of forcing the milk on to the market and reducing the price, I would have a factory to deal with the surplus milk.

35,538. Do you not think you can get a partial command, at any rate, of the London market again, if you organised butter making?—Yes, I have no doubt it could be done.

Restrictions.

35,539. I have been looking at Mr. Finney's notes with reference to the restrictions on the cultivation of land. What are the restrictions on the cultivation of land?—(*Mr. Finney.*) There are restrictions; but, as a rule, the restrictions are pretty much in this way; that the tenant is expected to consume on the holding the hay, straw, root crops, and that sort of thing, and the owners have not been at all averse to allowing tenants to sell off a fair proportion on their asking permission to do that.

35,540. And you think it would be desirable if that practice were extended?—I think so, especially at a season like the last when produce was very dear.

Condition of farmers.

35,541. (*Mr. Everett.*) I notice that in sub-head (2) in the first page of your notes you say, "Where the tenant "has ability and sufficiency of capital, he has not "suffered more than other classes"?—In Derbyshire.

35,542. Am I to understand from that that the people generally in your neighbourhood have been suffering of recent years?—The enquiry we made was under three heads; and I think it comes under "tenants, large, medium, and small," does it not? We did not think large farmers suffered more than the other farmers who had not sufficient capital.

35,543. I thought you were referring to traders and people generally?—No, not at all.

35,544. I understand that the fall which has taken place in prices while it has a good side for you in regard to the corn and the food you buy, has on the whole hurt you more than it has benefited you?—Materially so.

35,545. (*Chairman.*) Individually; but I thought you said many of the farmers buy more than they sell although you yourself sell more than you buy?—I sell more than I buy. A man having a farm of say 50 to 100 acres wholly grass, or perhaps only five or six acres arable, would benefit, because he would have nothing to sell in the shape of corn, and he would buy meals for his stock at less than he would have done some time since, so he has benefited.

35,546. (*Mr. Everett.*) He would benefit in the bought food that he purchased, but I thought I understood you that the fall in the price of what he had to sell would still put him in a worse place then he was, say, ten years ago?—No doubt about that, he is in a worse place than before. Although he has bought his corn for less, he has sold his fat stock and such like at so much less in proportion, that he has been at a disadvantage.

35,547. The condition of the grass farmer has gone back as well as the condition of the arable farmer on the whole?—Yes.

Cost of labour.

35,548. Could you kindly tell me about what is the cost of labour per acre on your farm now; if the farm were half grass and half arable, what would you average per acre, do you think?—I think it is nearly 1*l.* an acre on the whole of the farm; it is two-thirds grass and one-third arable.

35,549. You spoke of a good deal of land being laid down to grass; I suppose that the probable reason of that is that the land cannot carry the labour bill and a rent too?—Yes, that is so; it is done to lessen the working expenses.

35,550. Production had become unprofitable upon it as arable land?—Yes.

Condition of labourers.

35,551. Regarding the condition of the agricultural labourer generally, do you think that if agriculture had continued prosperous instead of going back, his condition would have improved correspondingly?—I think so.

35,552. Do you think he would be quite as likely to improve his condition with our industry prosperous as with it declining?—I think so, because he would have commanded more wages.

Prices and wages.

35,553. It would have taken the shape of higher wages for him?—Yes, and there would have been more labour. As I have pointed out, I remember the time when we used to look round the farm to find out what work it would be a good thing to get done; now it is almost the reverse, and you have to look after things that you can leave undone for a time.

35,554. If things had continued well with farmers as they were 20 years ago you would have had more labour?—Yes.

35,555. And higher wages?—Yes.

35,556. (*Chairman.*) But the labourer would have had to pay more for his food if prices had remained as they were?—Yes, he would have paid more for his food.

35,557. (*Mr. Everett.*) Do you not think the labourer prefers to see his money wages go up rather than keep stationary, and what he has to pay for go down?—He wants to keep the wages up, and he would rather see them get a little higher. There is quite a feeling against reducing wages.

35,558. His contentment would be greater probably with rising wages and stationary prices of commodities than it is with stationary wages and falling prices of commodities?—I think it would be so.

Tenure.

35,559. Why are annual hires of land in your district preferred to leases?—That has been the system; we have never had a system of leases.

35,560. Not even in the good times?—Not even in the good times. I cannot at the present moment think of a farm that was held under a lease. There is one isolated farm, and it has been a great disadvantage to the tenant.

Foreign competition.

35,561. I notice that you attribute the fall in prices to foreign competition. Has your attention been called to the fact that for the first 30 years after free trade prices rose instead of falling?—Yes.

35,562. You are aware that that is so?—That is so.

35,563. During those 30 years foreign competition did not drive prices down; would that not almost look as if some other cause had been acting upon prices besides foreign competition in recent years?—I do not know. The other day I was selling wheat. I was offered 1*l.* a quarter for this wheat, and the miller who was looking at it said: I would rather buy this foreign stuff. He showed me some thin stuff which he said was very much better than mine at the same price. He said I can buy this, therefore I cannot give you more. So I quite thought, in the case of wheat particularly, that it was foreign competition.

Prices and wages.

35,564. (*Chairman.*) With regard to the labourers, you have told us that their wages have risen from 13*s.* or 14*s.* a week to 18*s.* during the last 20 or 25 years, and that they have also benefited very largely from the low prices?—Yes.

35,565. Then Mr. Everett has asked you whether the wages would not have increased even more if prices had been maintained?—I think it is very likely.

35,566. At all events they would not have benefited—— ?—There would have been no benefit to the labourer, because he would have had to pay more for his commodities.

Assessment to rates.

35,567. I see from the returns of the assessments of the present day compared with 1869–70 that in your union the assessment has been reduced about 15 per cent. on land?—Yes.

35,568. There are some other unions in Leicestershire where there has been no decrease. For instance, in the Union of Melton Mowbray the assessment on land 20 years ago was 125,000*l.*, and is now 123,000*l.*, which is merely a nominal decrease. What is the reason of that? Is the land superior there?—I should think there is as much depreciation in value there; but of course, as you know, each union committee has its own way of assessment, and each union differs from the others.

35,569. As a general rule they follow the reductions of rent, do they not?—As a rule they do; in our union the rental is the basis.

35,570. Therefore we may assume, unless there is some other explanation, that the rents in Melton Mowbray Union have not been reduced?—In some unions the rental is not taken as the basis at the present time; I do not know whether that is one of them.

35,571. It is very rarely the case?—In our union the rental is the basis.

35,572. I think we may take it as a general rule that rental is the basis?—It is the safest basis.

35,573. Do you know any reason why, in Melton Mowbray, the rents should not have fallen?—I do not.

35,574. Do you know the land there?—Yes. (*Mr. Osborne.*) It is very nice land. (*Mr. Finney.*) It is in the hunting district of Quorn.

35,575. It is a purely grass district, is it not?—Principally. A good deal of the arable land is heavy land; and I should think the rents have been reduced as much there as with us. I do not understand why it should be otherwise.

35,576. Do you know the Union of Ashby?—Yes.

35,577. What kind of land is that; is that a grass district?—Yes.

35,578. Mainly a grass district?—Grass and arable; pretty much the same as with us.

35,579. Apparently there the assessment has been maintained?—On land?

35,580. Yes?—I do not know how that is; I know rents have gone down in that union.

Rent of grazing land.

35,581. (*Mr. Clay.*) What is the general price of grazing land in Derbyshire?—Do you mean the average of the district, or the best land?

35,582. The average?—About 30*s.*

35,583. What is it for arable land?—That would be less.

35,584. How much?—You might say 25*s.*, or even perhaps less than 25*s.* A good deal of the worst arable land at the present time is seeded down to grass. What I call the worst is the heaviest working land, which does not pay for cultivation.

Rates.

35,585. (*Mr. Dalton.*) I think you said that in your union the railways pay a fourth of the whole rates?—They do.

Derbyshire Dairy Farmers' Association.

35,586. (*Captain Owen Thomas.*) When was your association formed?—(*Mr. Osborne.*) It has been in existence about 13 or 14 years.

35,587. Has it been a great success?—Yes.

35,588. Have you a copy of the rules?—I have not. I should be pleased to send you one, and the annual report if you would like for me to do so.

35,589. Will you please do so?—Yes. I may say that when I commenced to be secretary, which was about 11 years ago, it only numbered 41 members, and at the present time it has over 600.

35,590. (*Chairman.*) How near is your farm to the town where you sell your milk?—Three miles.

35,591. The rent there has been very little reduced I think you said?—About 20 per cent. mine has.

35,592. As much as 20 per cent.?—Yes.

35,593. And you have not made a bad business of it in connexion with your business in the town?—It has answered my purpose. My landlord was rather afraid that I might neglect the farm when I got into business.

35,594. (*Captain Owen Thomas.*) Is dairy-farming on the increase in your district?—I think perhaps dairy-farming has got to its full extent. There is an inclination to decrease the dairying rather than to increase it. (*Mr. Finney.*) Derbyshire has always been, in my time, a dairy district, and there has not been much cattle grazed.

Value of land.

35,595. (*Mr. Everett.*) Your best lands in the good times fetched considerably over 100*l.* an acre for the freehold, did they not?—Yes.

Mr. R. Finney and Mr. S. Osborne.

22 Nov. 1894.

35,596. You must have some very good grass?—We have some good grass.

35,597. I had to do with a farm in the Ashbourne district that changed hands at 140*l.* an acre?—There is some land that was bought in 1869 at 112*l.* I do not know what it would be worth now, but it would be very much less than that. I should like to put in this large table if you will not publish the names of the individuals. We sent out a circular asking for these replies, but we promised that the names should be kept private (*handing in tabulated return of the* 155 *replies to the circular issued to the members of the Derbyshire Dairy Farmers' Association*). (*Mr. Osborne.*) There is just one point as regards the conditions of the carriage of milk which I did not mention, but which I intended to touch on. The railway companies insist on the carriage being prepaid. In the case of a farmer or respectable man they will give him a monthly account, but still they can demand the prepayment. I think that milk is perhaps almost the only article that you cannot consign by railway "carriage forward."

Railway regulations.

35,598. (*Chairman.*) I have to make the same remark about that as I did with regard to the other points; that you should address your complaint to the Board of Trade?—Thank you; but I thought I would like to bring that matter before you.

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35,599. (*Mr. Channing.*) I would like to know whether, in your parts of Derbyshire the railway rates for milk have been reduced materially, and to the satisfaction of the farmers since the rise in 1893?—They have been brought down to the old rates, which we do not consider excessive.

Railway rates.

35,600. They have been generally brought down?—As regards Derby especially; but as regards North Staffordshire alone, they have increased the rate by making it imperative to consign the milk by imperial measure. Adding that penny per churn makes an increase in the rate for carriage of 6 per cent.

35,601. By the alteration of the quantity?—By the addition of that one penny per churn.

35,602. And you cannot get a remedy for that?—No.

The witness withdrew.

Mr. G. Brown.

Mr. George Brown called and examined.

Mr. G. Brown.

35,603. (*Chairman.*) You are a farmer residing at Ampthill, Bedfordshire?—Near there, at Marston.

Witness' farm.

35,604. How much do you farm?—The acreage is 472, at a rental of 628*l.*

35,605. Do you hold under the Duke of Bedford?—Yes.

35,606. How long have you held the farm?—I have farmed on my own account since 1875, but I was managing for my father since 1868.

35,607. The same farm?—No, in the same parish, but a different farm.

Reduction of rent.

35,608. Has there been much reduction of rent?—The farm that I first took, called Beancroft, consisted of 328 acres. That stood me in a rent of about 35*s.* per acre—250 acres at 35*s.* and 70 acres at 40*s.* It belonged to the Duke of Bedford at the time I took it; after that the Duke sold, and the gentleman who bought it I suppose got into difficulties; he was a small landowner, and the mortgagees took possession. I tried to come to terms with them, but could not do so. A farm fell out under the Duke, and they offered me it, and I took it. That farm which I had paid 35*s.* and 40*s.* an acre for was let directly at 25*s.* per acre. The farm I now occupy under the Duke consists really of two lots. 428 acres is the farm proper, and then there is a matter of 50 acres for which I pay 2*l.* an acre. I pay for the 428 acres 520*l.*; and for the 50 or 52 acres, I believe it is, I pay 104*l.* Since giving his evidence the witness received the following communication, which he requested might be appended to his evidence:—

Copy of Letter to George E. Brown, Marston, Ampthill, Beds., from Mr. Hall, steward to His Grace the Duke of Bedford.

Sir, Woburn, November 22, 1894.

I am directed by His Grace the Duke of Bedford to inform you that in addition to the continuing half-yearly remissions of 25 per cent., promised by the late Duke of Bedford until Lady Day 1895, His Grace will make a further remission of 25 per cent. from your half-year's rents due respectively at Michaelmas 1894 and Lady Day 1895, upon payment by you of the balance, at the times appointed for the audits, and otherwise subject to the conditions of your lease.

I am further to inform you that His Grace has decided upon a re-adjustment of your rent, and has directed that a re-valuation of your holding shall be made during the spring and autumn of the ensuing year. &c. &c.

Average rent.

35,609. Is 1*l.* an acre about the average rent in that district?—It varies very much indeed. We have a lot of heavy clay land in the locality which has gone wonderfully down in rent.

35,610. (*Mr. Channing.*) What is your own land?—My own is practically all clay.

35,611. (*Chairman.*) But the better land, what would that let at?—I pay up to 40*s.* There is some clay land let as low as 7*s.* in the same village. We have some of the best grass land in the locality, and we have some of the worst in the locality. But I may say in reference to this rent that I pay that the land is under the Duke of Bedford, and he has from time to time made remissions. I think the average of the remissions would run to about one-third.

35,612. One third of the rent?—Yes.

35,613. Spread over what length of time?—I take the average for the last five or six years.

35,614. Taking the average of five or six years he has remitted about one-third?—I think so, but I will not be quite sure.

35,615. Has he made no permanent reductions?—The Duke of Bedford has not.

35,616. I suppose, compared with 15 or 20 years ago, he has made permanent reductions?—On some farms, but not on others. I believe on the fresh takes there may perhaps have been reductions, but on the old takes I should very much doubt whether there have been any reductions.

35,617. (*Mr. Little.*) The Duke's rent includes all tithe and land tax, does it not?—Yes, exactly so.

35,618. (*Chairman.*) I suppose you may consider then that some little time ago it was a low rent?—When I took this farm that I now have, seven years ago, there was a reduction made on that of 100*l.*

Assessment to rates.

35,619. On what value are you assessed for your rates?—I am assessed at 18*s.* an acre.

35,620. That is rather less than you pay?—It is less than the gross rent, but it is not on the real rent, taking into consideration the remissions.

35,621. Then that has been taken into account by the assessment committee?—No; unfortunately our assessment committee will not take rent as a basis. For my own part I have argued it many a time before the assessment committee as a member of that committee, but I never could get them to see as I saw. They go upon the wording of the Act.

35,622. Apparently they have assessed you at somewhat less than your actual rent, but they do not take into account the fact that on the average of years you have had a remission of one-third?—That is so.

35,623. That would seem rather to involve the proposition that it would be wiser on the part of the Duke of Bedford in the interests of his tenants to make a permanent reduction of the rent?—It would be much more satisfactory.

35,624. (*Mr. Little.*) If there were tithe upon this land you could not be assessed upon that; you would be entitled to deduct that from the rental for the assessment?—I ought to have mentioned that fact when the Chairman was speaking to me. There is a very heavy tithe in our parish; it would average over 4*s.* an acre taking the parish through.

35,625. (*Chairman.*) That of course ought to be deducted in making the assessment?—That is done.

35,626. The landowner pays the tithe and your rent includes it really?—The rector pays rates on the tithe, and that is deducted.

35,627. So that it ought to be deducted from your rent in assessing the land?—Yes, if so be rent was taken as the basis.

35,628. Apparently, if that be so, your rent averages about 1*l.* an acre, and the assessment is 18*s.* an acre, and the tithe is 4*s.*, so you are assessed somewhat above the rent; is that so?—Yes, somewhat above the gross rent.

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35,629. Without taking into consideration the reduction of one-third which the Duke has made?—There are many instances where perhaps it would not be quite fair to assess land on the rental. In some instances you will find small pieces of land rented on one side of the hedge at a fancy rent; but on the other side you would find a large farm that would not be rented at 1*l.* an acre. That is where the difficulty comes in of rating all land by the rental.

35,630. At all events in your case you say inasmuch as the landlord has made these large remissions they ought to be taken into account in the assessment?—Yes; I may say that there has been a reduction throughout our Ampthill Union. It is gradually working itself off. I should have been on the assessment committee to-day. There has been a reduction of about 5*s.* per acre from the basis of 1882. In 1882 there was a revaluation throughout the Union.

35,631. Was there a reduction then?—Yes, I was not on the assessment committee, so I cannot speak to it exactly.

35,632. (*Mr. Little.*) Can you tell us whether that assessment was made by a professional man or by the committee themselves?—By the committee themselves.

35,633. (*Chairman.*) Since then there has been a reduction in the assessment of 5*s.* an acre?—Yes, of course there were continual appeals before us, and some were reduced, but in starting on this new basis we went back to the 1882 figure. If they had been reduced since then they did not get so much as the 5*s.* but we went back to the old 1882 basis.

35,634. You say "we"; you are on the assessment committee yourself?—Yes.

35,635. Have you pressed on your colleagues the expediency of taking into account these abatements of rent?—Yes, we have had that question very hotly debated before us.

35,636. But you have not succeeded in persuading them?—No.

35,637. Have you represented the case to the Duke of Bedford that it would be better to have a reduction of rent?—They could not help but read it in the local press; I think that has been brought to their notice.

Farms in hand.

35,638. Are there a large number of farms in the landowner's hands in your district?—Yes. In several parishes in North Bedfordshire especially, there is a very considerable quantity of land in the hands of the landlords, and where the farms are let they are let at very much reduced rents compared with what they used to be some 20 years ago. In my own parish there are several farms, more particularly one in Wroxhill. That was a farm that some years ago used to employ a considerable quantity of labour, perhaps eight or ten men besides boys. That farm was let to a Lincolnshire man at 29*s.* an acre with tithe upon it something like 5*s.* an acre, making 34*s.* altogether which he paid. His lease ran out four years ago; since then that farm was in hand some two or three years, and now it is let at 7*s.* an acre and there is quite 4*s.* an acre tithe upon it.

35,639. To whom does the farm belong?—It is in the hands of mortgagees, I believe.

35,640. (*Mr. Little.*) Do you mean that the 7*s.* includes the 4*s.*?—Yes.

35,641. Then it is a comparison between 3*s.* and 29*s.*?—Yes, that is it.

35,642. (*Chairman.*) Is there anything exceptional about that farm; was it in very bad condition when it was let?—It was in good condition when the Lincolnshire man left it, but it has tumbled down; most of it has been allowed to what we call tumble down into grass.

35,643. I suppose while it was in the hands of the mortgagees it fell back in condition and tumbled back into bad grass?—They allowed it to tumble down.

35,644. That accounts in some respects for the very low price at which it was let, as compared with other land?—It is the bad price of the produce which you grow.

35,645. I mean you have to take into account the condition which the farm was in?—Yes, perhaps a little.

Value of land.

35,646. Is that an illustration of the rent of all the farms around it?—No; we have some good land in the locality that has not sunk to anything like that proportion.

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35,647. Is that exceptionally bad?—No; we have thousands of acres there that have gone back very materially in value. At Wood End there is a place; it had four or five good tenants within my recollection within the last 10 or 15 years—say 15 years. A gentleman bought it—the same man who bought my Beancroft farm; he thought he was going to farm it, and made the attempt, but he failed, and the mortgagees took possession and they have quite recently sold it.

35,648. What has it sold for?—I could not quite tell you. Mr. Gordon, an hotel proprietor, has really bought it. There is another farm adjoining me, and I happen to know a party who had 6,000*l.* mortgage on it. My father was trustee for that 6,000*l.* on that particular farm. Fortunately that was paid off some four or five years ago. This farm was put up in the market and was offered for sale a few days ago, and the highest bid for it was 2,500*l.*

35,649. How many acres?—There would be just under 200.

35,650. Was the tithe there about 4*s.* an acre?—That is not all in the parish of Marston, but that portion which is in the parish of Marston—there would not be more than 30 acres in the parish of Marston—is titheable at about 4*s.*

35,651. Do you know whether the land tax is heavy?—I do not know much of the land tax in our village, but I have heard a goodish deal of complaint about it. It is a tax that I have never gone into; it is one that has not affected me, and I have not gone into it.

Large and small landowners.

35,652. Have the large landowners in your district suffered less than the smaller ones?—I should say decidedly they have or appear to have done so; because with reference to the smaller ones they seem to have practically gone out altogether. A great many of the small landowners have so far had to retrench or have had to leave the district, that they are, I should say, in exceptionally bad circumstances.

Description of soil.

35,653. Is all this land arable land?—Principally so.

35,654. Is there not much grass with it?—No, there would not be great quantities of grass.

35,655. Is it very heavy land?—Yes, it is all heavy land, although some of that that I was speaking of last is woodland description of land, not so heavy as some.

35,656. Is the cultivated part, the arable, mostly heavy?—The arable is mostly heavy; you would put it down as heavy land.

35,657. Heavy clay land?—Clay subsoil.

35,658. Is it land mainly suitable for growing wheat?—Mainly suitable for growing wheat and beans.

35,659. What do you grow yourself?—I go in for wheat and beans principally—they are my best crops; my land is hardly adapted to barley, and we cannot get the quality.

Laying land down to grass.

35,660. Have you laid any land down to grass yourself?—Just previous to my going into the farm the Duke of Bedford put down 46 acres. Some portions of it have done fairly well, whereas the other is none too good, but I intend putting down 20 or 30 acres next year myself. The Duke will find seeds for his tenantry if they will put them down.

35,661. What do you consider it costs you to lay down the land in grass?—The seed would cost about 1*l.* or 25*s.* the acre I should imagine; I do not know exactly what it would cost.

35,662. Have you got any old grass in your farm?—Yes, I have some very good pastures.

35,663. How much?—The proportion would run about 260 of grass and 210 arable, but, of course, it would not be above 100 acres of it we should term feeding lands—hardly so much as that perhaps. It is a good second rate pasture with the exception of that newly sown down, and it will take some time to make that good.

35,664. Have you lost money of late years?—Yes.

Large and small farmers.

35,665. Do you think the large tenant farmers in your district have done better than the smaller ones?—I do not think any of them have done well, but I consider that the large farmers have a better opportunity perhaps of making both ends meet than the smaller ones, because they can adapt machinery better than the smaller ones.

Land unlet.

35,666. If a farm is vacant with a fair amount of pasture, fairly good land, can it let?—Yes, there is not much land unlet in my immediate neighbourhood. I

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believe that in the north of Bedfordshire there is a wonderful lot that cannot be let at hardly any price at all.

35,667. Do you yourself know this land?—I have been over it. It is some 8 or 10 miles from me. I was speaking to Mr. Howard about it last Saturday; he said he could recollect when on all that land north of Bedford you could see splendid flocks of sheep; now you can go miles and not see a sheep.

35,668. What quality of land is that?—That is stiff heavy land.

35,669. Is it worse than yours?—Yes, it is decidedly.

Land in hand.

35,670. In your own immediate district you say the land is not unlet?—There is a good lot in the landowners' hands—a fair lot, more especially if we get away to the Buckinghamshire side, Cranfield, North Crawley, and that way; there there is a good deal of such land.

Condition of labourers' wages.

35,671. With regard to agricultural labourers in your district can you give us any information?—As regards the general condition of them in my immediate neighbourhood I think that they were never better off in their lives. They are having now fair wages and everything is cheap; and I should say they were never better off. Their wages just round us run to 12*s.* a week for ordinary labourers. Of course they get piecework during the hoeing season, and in hay time and harvest they get extras. Stockmen and horsekeepers get from 14*s.* to 15*s.* a week, with a bit extra at haytime and harvest.

35,672. Have the wages been decreased during the last few years or not?—No, I should say not. One reason that has kept them up is that the Midland Railway have been making an extension just through our district during the last two or three years. That has taken out from the parishes of Marston and Wooton I may say quite 40 men. Had those 40 men been seeking for employment in our two villages, I do not know where the wages would have got to.

35,673. As it is, the competition of other employment has kept the wages up?—Yes. The cottages on the large estates I may say are very good indeed.

Reduced labour.

35,674. Has there been much reduction in the number of labourers?—Most of the villages have grown less.

35,675. Is that due to the less employment of the labourers on the farms, or what?—There is no doubt about that, I think.

35,676. On your own farm has there been a reduction in the number of labourers?—No, I do not think there has been.

Changes of tenancy.

35,677. Has there been much change of tenancy in your district?—Yes; I think there is only one farm in the parish in which I live that is really occupied by a resident farmer but what has changed hands during the last ten or a dozen years.

35,678. Has there been much change on the Duke of Bedford's estate?—There has been some, but perhaps not so much as on others—smaller estates.

Rural depopulation.

35,679. Do you account for the reduction in the number of labourers by the attraction of the towns and by the better wages in other industries?—Undoubtedly. They get their education free in our villages, and they they go off and they get better opportunities of getting places in the towns and on the railways, and there is more attraction for them. They go there and will do more and more I imagine—it will get worse.

Effect of the drought, 1893.

35,680. Did the drought of last year tell heavily against your district?—Yes.

35,681. Especially in respect of stock?—Yes.

35,682. Did it depreciate the value of stock?—Yes.

35,683. Had you to sell some of your stock on account of the want of food?—Personally I got through very well, but in the immediate locality there was a lot had to be sold at ruinous prices. As everybody is aware there was no hay or straw, and the consequence was that the stock had to be sold at any price. Of course for those who could keep it on to the spring, till May or then, it answered their purpose very well indeed.

The season of 1894.

35,684. What has been the result of the present season?—It was a year of the greatest promise perhaps that we have had for many years; then came a downpour of rain in the harvest time and which spoilt all the prospect entirely. The barley is very much damaged. In my own case I shall not have a bit of barley fit to sell—not for malting, and the wheat is altogether out of condition and is not fit to thresh yet. Perhaps it is a good job it is not; I may make a little more of it later on perhaps. I am afraid there will be a very small breadth of wheat got in. I say "afraid," but perhaps it might be a good thing. I think there will be a very small breadth of wheat put in this year, owing to this wet.

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The season of 1892.

35,685. Did your district suffer in 1892; was that a bad season too?—Yes, we suffered very much. The beans were a perfect failure that year. We suffered with the fly.

35,686. Then you have had three bad seasons in succession?—Yes.

35,687. 1892, which was a very wet one?—Yes.

35,688. 1893, which was a drought?—Yes.

35,689. And 1894, which had great promise, but which was spoilt by the harvest?—Yes.

Low prices.

35,690. How do you account for the low prices?—It is foreign competition, I think, that undoubtedly knocks them down.

Reduction of rent.

35,691. What recommendations have you to make; do you think the rents are too high even now?—Yes, I think the rents must come down. It is undoubtedly owing to foreign competition, and there is no doubt a great deal of that is brought about by their having nothing to pay, and we are taxed for everything, as it were. I think the country would find it out in case we get into war; they would find they would have to pay very highly for their corn. It is not only with reference to corn, but it is also the same with reference to meat. During this last month or six weeks there were three or four shops opened in the town of Bedford for the sale of foreign meat. There you can go and buy any joint you like for 6*d.* a lb.; it is not over good, but still it takes the trade away from the British farmer.

Sale of foreign meat.

35,692. How much a lb. do you say?—6*d.* a lb. Nothing over 6*d.* in these shops; it is astonishing the amount that they do sell.

35,693. (*Mr. Channing.*) Is that beef or mutton, or both?—Both.

35,694. Argentine as well?—I do not know where it comes from. It is only quite recently that this has been introduced, during the last month or so. It is said to be foreign meat; what it is I do not know.

Rates.

35,695. (*Chairman.*) Then you think the rates are unfair, especially the highway rate?—Yes, I do.

35,696. What do your rates amount to in the aggregate in the £?—In the aggregate they amount in the present year to 3*s.* in the £. The poor rate is 10*d.*, county rate 10*d.*, highway rate 7*d.*, and school board rate 9*d.*

35,697. Then you have already told us about the assessments to the local rates; now what have you to say with regard to the tithe?—With regard to the tithe I do not know that I have much to say upon it; it is really a question of rent as it were, but still I have some land tithed at 10*s.* an acre, and it really looks as if some portion of that tithe should contribute something towards the maintenance of that land in proper tenantable repair. I should like to say a little as to the education rate.

35,698. What have you to say about that?—I think that that should be a national question, instead of being, as it were, practically all thrown on the farmers' hands in the rural districts. We educate those lads, and the smartest of them, as soon as they are educated, go straight away; we have not the slightest benefit from them; they leave us the dullards. In the parish I live in the education rate has varied between 9*d.* and 11*d.*, I believe, since the Education Act was passed. In my own case, at the time I held the Beancroft Farm and the one I now hold, I was paying on a rateable value of between 700*l.* and 800*l.*, and they made me pay something over 30*l.* to the school board. Under the National system we used to get off with 2*l.* a year, that is, 1*l.* on each farm used to be the contribution. Of course that is an extra tax that we had no idea of in taking these farms. That is only an example of all of them. Then the highway rates; it seems most unfair that the land should be called upon to put the roads in that state of efficiency which they now are in, for the big brewers, millers, and tradesmen generally, who do nine-tenths of the wearing of the road, and yet contribute practically nothing to the cost. In the time of the old turnpikes they used to contribute a fair share,

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but as soon as the turnpikes were done away with it all came straight on to the land. That is certainly an addition which I think the land should not bear. Our district roads cost us 7*d.* in the £. Then there will be the rate for the county council, whatever that may be, for the maintenance of the main roads. I think there could be no fairer tax than the van and wheel tax, and I had hoped to have seen that passed when it was brought in, but unfortunately it was not. Then the sanitary rates; they are a thing that undoubtedly will come to the front. There is, no doubt, a greater demand for sanitary matters generally, and I really do not see why the land should contribute at all. It looks to me that the owners of cottage and house property should put their places in a thoroughly sanitary condition. More especially is that the case in towns. In the town of Ampthill, for instance, there is land that is rated to that town, which you cannot get at from the town without going two miles round, but that has to contribute to the lighting rate and the sanitary rate, and anything of that sort. It does seem wrong to call upon that outlying land to contribute anything at all to those things.

35,699. Is your union the Ampthill Union?—Yes.

Compensation for tenants' improvements.

35,700. Then with regard to the tenant's compensation for improvements, what is your view?—I think that a tenant should be secure in his holding so long as he farms it well, and that if moved he should receive full compensation for any improvements that he has made. I consider that one blot in the Agricultural Holdings Act is the fact that no note is made of how foul a farm may be on entering. If a man leaves a bit of foul land, he has to pay for it in the shape of dilapidations, and I think it should be worked in exactly the contrary way too, and that a note should be made on the entry of a farm of its condition, and if it is found that a man improves it, he should receive compensation for having improved that farm.

The law of distraint.

35,701. Are you in favour also of the abolition of the law of distraint?—Yes, I think that that is a law which does not act in the interests of the farmer who has a fair amount of capital. If that were done away with, no doubt the landlord would look to men with capital, and they are the only men who can make farming pay at all, and he would take care to have a man who had capital. Now there are plenty of men offering to take farms without capital, and as a landlord has the power of distraint they have the opportunity of getting in, and of outbidding the genuine farmer, and so of keeping rents up.

Agricultural education.

35,702. Then with regard to agricultural education, what are your views?—In the county of Bedford the technical committee of the county council has done a goodish deal in that way. We have had classes for dairying, lectures on fruit growing, prizes for stacking, thatching, hedging, ditching, ploughing, sheep-shearing, and shoeing competitions. Those five or six items are carried out by the agricultural society, the money of course being found by the county council. In addition to the experimental farm which is worked by the Royal Agricultural Society, the Duke of Bedford has just given us a farm of about 111 acres for a farm school, for 20 boys, and he is also planting a fruit orchard. It is to be hoped that these things will do good, but really I cannot see that they are going to do much good unless we get better prices to make them answer.

35,703. Then you are generally in hopes, at all events, of better prices and lower rents?—I cannot see any advantage to the farmer unless he gets better prices for his produce. Rents must take their natural course.

35,704. (*Mr. Channing.*) In connexion with education, can you give us any information as to the working of the system of scholarships, given, I think, by the Royal Agricultural Society?—I cannot say much about it. That goes before the technical committee. I am not on the technical committee, although I am on the county council as an alderman; I have not followed that very closely.

35,705. You do not know any sons of farmers in Bedfordshire who have availed themselves of it?—No, I do not know of any of them; in fact, I think very few farmers' sons are being brought up to farming.

35,706. How long has the Duke of Bedford been carrying on this experimental farm school?—It was only at the last meeting of the council that we accepted it, so that it is really not yet in working order.

35,707. How are the boys to be admitted to it?—They are to be taken, as I understand, 10 boys a year from the brightest and most intelligent boys that can be found in the local schools, and they are to have two years there, about half the time at practical work and the other half at book-work. That will ultimately make 20 boys in the school.

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35,708. From the elementary schools?—They are to be taken from the elementary schools.

35,709. Is your land exceptional feeding land?—It is good feeding land.

Stock-keeping.

35,710. Do you keep a large quantity of stock?—Yes; a little over 100 head.

35,711. Do you breed or buy?—Both. I breed and wean calves, and also buy perhaps 30 bullocks in the year to feed.

35,712. (*Sir Nigel Kingscote.*) Do you dairy?—Yes; only about ten cows; just enough to do a bit of weaning.

35,713. (*Mr. Channing.*) You spoke of losing money. Could you define in what part of the business you lose money; do you lose money on this land that you pay 40*s.* for?—I cannot quite define it—it is on the farm generally. I think the stock has paid as little perhaps as corn of late years.

35,714. You have not found that part of your business help you out with the wheat?—No.

Wheat growing.

35,715. Do you propose going on growing wheat at present prices?—I shall materially curtail the quantity grown. I mean to sow down a certain quantity of land, and instead of growing 80 to 90 acres of wheat this year it was not my intention to grow more than 60 anywhere; but I shall not be able to grow as much as that owing to the wet state of the land.

Land laid down to grass.

35,716. How does laying down to permanent pasture on these Bedfordshire clays answer?—On the poorer clays it does not answer at all well.

35,717. Do you have temporary grasses there for a year or two and then take them up?—In some cases it has been tried, but I think it is generally left down; if it will do at all it is generally kept down.

Restrictions.

35,718. Have you mentioned whether there are any restrictive conditions and whether they are strictly observed?—I think the times will beat the restrictions. I think we have restrictive covenants in our leases or in our agreements.

35,719. But practically they are not maintained?—They are not. In the last year of the tenancy I think perhaps it is only due to the landlord that they should be carried out. On the Duke of Bedford's Estate, he is rather particular about the land being left in fair condition—fairly straightforward.

Landlords' improvements.

35,720. Is there a heavy outlay on improvements and repairs on this estate—I suppose there is?—He is a first class landlord in that way.

35,721. Therefore he naturally looks to the tenant keeping up his part of the bargain?—Exactly.

Uncultivated land.

35,722. Can you give us any information as to the land that has actually gone out of cultivation or been abandoned in your neighbourhood—is there any land which you would call derelict, which is not occupied at all?—There is not a great deal, there is some, for instance, we have one little bit of 20 acres, I dare say altogether—the allotments that are actually out of cultivation, and there is one farm of 100 acres. The man left a portion of this Wroxhill farm of which I spoke. I do not think that is cultivated at all; the man failed at it some 12 months ago, and I think that is entirely derelict.

35,723. And cannot be let again?—No.

Security of tenure.

35,724. You spoke of a tenant having some security in his holding as long as he worked his farm well?—Yes.

35,725. Would you define that in any way?—I cannot quite define it.

35,726. Will you put it in the form of a loss?—No. Supposing you get a change of stewards and you do not quite get on, I do not think that the tenant should be chucked out, unless there was some strong reason for his being put out.

35,727. You do not think that he ought to be put out as long as he works his land well, and carries out his covenants?—No.

35,728. In case he is turned out under those circumstances, would you say anything as to the compensation for improvements; would you give him a claim for cost of removing if turned out under those circumstances?—I would give him compensation for everything due to him.

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35,729. In improvements. But in the case of costs of removing?—No, I am not quite prepared to say anything about that.

Assessment to rates.

35,730. About the assessment, in your union, in the town of Ampthill, and in the rural parts do you think that the assessments are equally made in the urban district and in the rural district, or do you think there is any difference between them?—We have just now a difficulty cropping up, with reference to the town of Ampthill. It seems to be everybody's and nobody's duty to raise the assessment of the town property. There is a lot of property in the town which has been improved, but the overseers scarcely like to shove it up. That question is just coming before the Board, and we shall have to deal with it in some way. We have not much house property in the locality other than in the town of Ampthill.

35,731. Do you think that the assessments in the town of Ampthill are too light in proportion to the assessments of the rural districts?—In many instances the house property is too low. One village I believe will be taken to-day there; there is a considerable improvement in the house property—and we propose raising in many instances the houses.

Losses from farming.

35,732. I do not know whether you care to answer this question. What would you put the loss per acre of the farmer working a farm such as you are working during last few years?—Well, take the wheat as an instance. I should suppose the average quantity of wheat grown would be something like four quarters; that wheat used to average at least 2*l.* a quarter; it is not worth 1*l.* now, and that would bring a loss of 4*l.* per acre upon that. You may take barley, and beans, and oats, at quite the same quantity, and put them down at 10*s.* per quarter lower than the average prices that they have been for some years past.

35,733. That would be a depreciation in the gross value of the produce. But what I mean is the loss of working the farm per acre?—I could not give it quite. It must be apparent that the expenses are quite as heavy now as they were when wheat made 2*l.* per quarter, and barley 35*s.* a quarter.

35,734. Do you think that the rents such as you are paying are incompatible with the profits?—If the Duke of Bedford was charging us anything like the full rent it would be far beyond its value.

35,735. But even with the reduction the rent is more than it is worth?—Yes.

35,736. (*Mr. Little.*) Which was 50 per cent. last year?—Yes.

35,737. And even that did not meet the loss?—Those figures I have given are more than the rent—double the rent.

Labourers' cottages.

35,738. (*Mr. Dalton.*) Have you got good cottages in your parish?—No, unfortunately, the Duke of Bedford does not own the parish. I pay rent in one parish, Millbrook, in which the cottages are wonderfully good—they are all belonging to the Duke of Bedford; but in the particular parish in which I live the houses are built on the waste, and they were put up by little men themselves, and they are a very poor lot of cottages indeed.

35,739. What are the rents?—They range from 1*s.* 4*d.* to 2*s.* a week.

35,740. If these cottages that belong to the little men were put into a sanitary condition, and they were charged entirely on the sanitary rate, would they be able to pay it?—I think that they should do.

35,741. Could they?—I think that is a matter for the owners to do it—it is not a very heavy matter the sanitary rate—this year we have had no sanitary rate.

35,742. But are you expecting any of those cottages to pay the sanitary rate?—There will be probably a water supply to be found all up one end of their village. I do not know where it is coming from, but it will be a question to consider.

35,743. It will be a heavy expense?—Yes.

35,744. How far are you from Bedford?—About six miles by rail, and a little further by road.

35,745. Have you a good market for produce?—A very good market.

Rates.

35,746. About your school board expenditure; can you say how much of that falls upon the rates, and how much is covered by the Government grant?—I have not the figures before me. I am a member of the school board.

35,747. Do you know the proportion; does the Government grant cover half of it?—I do not know; I should not like to say off hand; we have a wonderfully good grant.

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35,748. A large grant?—Yes, it has been wonderfully good for several years, but it is the building that makes our school board rates so heavy. In the Duke of Bedford's villages his Lordship finds them schools. In the parish of Millbrook to which I contribute I think the rate was only about 2½*d.* or 3*d.*

35,749. Your poor rate does not seem high, does it?—No.

35,750. Has it gone down?—I could not say off hand.

35,751. What makes your county rate so high?—The highways are one of the principal things.

35,752. Does not the Government grant nearly cover that?—No.

35,753. Originally one half of your main roads were paid out of the Government grant. Then in 1888 you got a very large increase over and above that half of the cost of the main roads; you cannot say to what extent?—No, I cannot.

35,754. You cannot say to what extent the Government grant covers the main road expenditure?—No.

35,755. Has your ordinary highway rate gone down?—The district rate has because the main roads have gone off, but they are now about 7*d.* in the £.

35,756. Has the county taken over many of the highways as high roads?—In some portions of it more than others; we have some splendid roads in Bedfordshire.

Depression in Bedfordshire.

35,757. (*Mr. Little.*) The county that you come from has suffered peculiarly from the depression, has it not?—Yes, in many parts.

35,758. In the strong part of it?—In the strong part of it.

35,759. A considerable portion of the country is strong clay adapted for the growth of wheat and beans, and at present you have not found anything that will take their place?—No.

35,760. You cannot grow good barley?—No.

35,761. It does not take kindly to grass?—No.

35,762. And you do not see any outlook for growing profitable crops?—I cannot see anything that would improve the situation but better prices.

Steam cultivation.

35,763. Do you think that that strong land has been injured by deep steam cultivation in the past?—No doubt it has injured it to an extent—no doubt it has.

35,764. There is a very general idea that that is so?—There is not the slightest doubt about that.

35,765. (*Mr. Channing.*) How has it been manured when it has been under deep cultivation?—It is a well-known adage, if you do steam cultivation you must use double the amount of manure.

35,766. And that has not been done?—It is impossible to do it, because, as a rule, the farmer contributes all that he can, and the manure goes back on to the land. You can go and purchase it, perhaps, but it would hardly answer the purpose at the present prices of corn.

35,767. But fertilisers have been cheaper?—Yes.

35,768. (*Mr. Little.*) Is it not universally admitted that the texture of the land, if I may use the term, has not been improved but injured by steam cultivation?—The cultivator pulls up a lot of stiff clay stuff that is not fitted to come to the top—it was much better where it was; and farmers who have used it, good practical men—have given it up, and where you used to see two or three sets running where I was, it is very rare to see steam-cultivation tackle at work now.

Rates.

35,769. I think that the education rate was imposed upon your farm after you took it?—Yes.

35,770. And the effect of that Act was the same as if Parliament had imposed an income tax of 1*s.* 6*d.* or 2*s.* in the £?—Not quite so much.

35,771. The ninepenny rate upon the assessment, that would be something like 1*s.* 6*d.*, or approaching 1*s.* 6*d.*, would it not?—I do not quite follow you—it would be a tenpenny rate on the farm.

35,772. But the rate is levied upon the whole, and the income tax is levied upon half?—I beg your pardon, yes.

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35,773. Would you say that the effect of that Act was the same as if the income tax had been raised as much as 1*s.* 6*d.* in the £?—Exactly.

35,774. And on the parish of Millbrook, where you occupy land, though the rate is not so high, that is because the landowner, the owner of the parish, has built the school, for which he only charges a nominal 10*s.*?—That is it. I should like to make a remark upon the malt tax. One of the largest buyers in Bedford market was speaking to me on Saturday about it. He pointed out that the duty on the malt used to be taken from the tank after the couch, I think they call it. Now the foreign barley will absorb considerably more water than the English barley. It would rise a couple of inches, whereas the English barley would not rise more than 1½ inches. The consequence would be that foreign barley would then contribute considerably more in taking it that way than the English barley, and it would so far put the foreign barley out of court by increasing that cost in the shape of the tax, whereas when it comes to get dry that would go back, and you would get no more extract from that foreign barley than from English barley; and if that tax was re-imposed that would probably add 8*s.* or 10*s.* per quarter on the price of English barley.

Quality of labour.

35,775. You said that the labourers' wages had kept up, but that the quality of labour was inferior. Is that the case generally?—I think so. They do not seem to have the interest in the farm that they used to have in years gone by. I can only account for it by the best of them going away.

35,776. Are they less capable or less willing than they were?—They do not take so much interest in the farming work. The old folks would stop all day long and all night if you wanted them to do anything.

35,777. Your county is well provided with allotments?—Yes.

Allotments.

35,778. You said that amongst the derelict land in your neighbourhood there were about 20 acres of allotments?—Yes.

35,779. Is that in one parish?—Yes, in the parish of Marston.

37,780. Is that because the labourers have gone away in such numbers?—No; because they find it does not answer.

35,781. Is that particularly strong land?—It is strong land.

35,782. Do they cultivate it with the spade, or did they do so when it was cultivated?—It was generally cultivated with the spade. Some of them plough it. We have a big quantity of allotments in the village.

35,783. Are they more than half an acre?—Yes, some are three and four acres.

35,784. Do they grow corn as well as potatoes?—They grow corn principally, I mean to say those larger ones. Some of the smaller ones, the half-acre men, would take a fair proportion of potatoes.

35,785. The effect upon them has been the same as upon the farmers, then?—They are sick of it a good lot of them.

35,786. (*Mr. Gilmour.*) Do leases obtain in your part of the country?—No, there are not many leases.

Security tenure.

35,787. Do I understand you to say that you would consider it right that, unless for some special reason, the tenant should sit on on his farm or get paid owing to the lease being concluded?—I do not think that a tenant should be turned out of his farm unless there was some good reason for his being removed. I think that he should feel safe in his holding. To give you an instance; for some time the Duke of Bedford spoke of selling the farm that I hold at Beancroft; I was uncertain as to who was to be my landlord; I did not know whether to go on farming, as you may term it, well or not. I thought perhaps I might leave as soon as the Duke sold it. That went on; the Duke did not offer it that year; he offered it the next year and it was sold. My landlord wanted as much rent as he could get for it; I was uncertain as to what I should do; and the consequence was that the farm was not done so well as I should have done had I been secure.

35,788. Have you thought out under what authority you would put such a delicate matter to be settled by?—No.

Compensation for home-grown corn.

35,789. I notice in your proof that you consider compensation should be given for all corn consumed, whether home-grown or not?—Yes.

35,790. Would you include carting horses?—Yes, I know that they benefit the land. For instance, this year my barley happens to be unfit for malting, and it will be ground down; and under the Agricultural Holdings Act I should get no compensation for that.

37,791. (*Mr. Little.*) What is your barley worth today?—It would not be worth more than a pound per quarter. It was a heavy crop, and it went down before the rains just at harvest time, and there it was, and that will all have to be consumed on the farm; and so it is with a lot of the inferior wheat.

35,792. (*Mr. Gilmour.*) Have you considered in what way this could be carried out so as to be sure that there would be no fraud carried on in this home consumption of produce?—I think that a way could be found. I think that evidence could be taken on oath from the tenant and he should prove it in some way if necessary that might be easily safe-guarded.

35,793. Do the farmers in your locality keep sufficiently accurate accounts as to the produce in their stack-yards, or that they thresh out to enable that to be done with any chance of success?—If they were called upon they would have to do so, and if they could not produce satisfactory accounts they must put up with the consequences, and they could not claim.

35,794. But you think it could be practically carried out to be fair to both parties?—I do.

Depression in Bedfordshire.

35,795. (*Mr. Clay.*) As a general rule in Bedfordshire are the farms going from bad to worse?—Undoubtedly it is so, and we are simply living in hopes of better times.

35,796. What is the reason of that?—This foreign competition. We cannot grow our stuff so cheaply.

Rents.

35,797. Have not high rents anything to do with it?—I do not think high rents have much to do with it. We have a lot of land that is unlettable, and therefore it cannot be a question of rent there. Besides they could not make 10*s.* an acre. There are thousands of acres in Bedfordshire that would not make 10*s.* an acre.

35,798. Are you making a profit of your farm?—No. I also carry on another business. I work a threshing-machine business with my farm, and they run into one another. I cannot separate them very well. When my men are not at work with the machines they are at work on the farm. It is a difficult matter to separate the receipts of the one from the other.

35,799. You pay about 500*l.* of rent?—I pay 628*l.* altogether; that is what my rent stands at.

35,800. If it would not pay at 500*l.*, would it pay at 300*l.*?—I do not think it would. I do not think rent is much of a question. Of course my landlord has heavy charges to meet; he is a good landlord; he keeps us well done with repairs and that sort of thing; and there are certain estate charges we must expect to pay; and he spent 100*l.* on my farm, and drained my land for me at a considerable cost.

35,801. From a business point of view is it not a fact that it depends upon whether you pay a high or a low price as to what profit you get?—Yes, and rents must go down.

35,802. You now admit that rent has something to do with it?—Of course if I could get the farm at half the rent it would be better

35,803. You say in your proof rents are too high. That shows that you had it in your mind that they must come down to enable a tenant to live?—They must come down.

35,804. And one of your remedies is low rents?—Yes.

35,805. Is the want of capital owing to the tenant having paid too much in the past to the landlord?—No doubt it has kept the tenant bad.

35,806. And if there had been a reduction or remission of rent sooner the tenant would have had that extra capital to put on the land?—I think that is very fairly exemplified on the Duke of Bedford's estates. He has met his tenants fairly liberally with remissions, and he has not had so many changes of tenants as the smaller landlords, who could not, or would not, make reductions.

35,807. If there had not been so high a rent exacted from the tenant the tenant would have had more capital to carry on the business of his trade?—Undoubtedly.

Mr. G. Brown.

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Results of farming.

35,808. (*Mr. Whitehead.*) We gather from your evidence that you have, on the whole, done better than your neighbours in farming?—I do not think so.

35,809. I thought you said so?—No.

35,810. You do not admit that?—I do not at all. I have done no good at farming during the last six or seven years, and I have lost money. If I had not had other means I should not have been where I am now.

Allotments.

35,811. (*Mr. Channing.*) I wanted to ask you one question about the allotments which you say have been abandoned. Is that partly owing to there being better land and more accessible that had become available for the same labourers to use for allotments?—I do not think we have had any extension of allotments in our particular village for some years; therefore, I do not think that would apply. I think it is simply because they have been worn out, and perhaps that it is not good land.

35,812. Has the land itself been worn out?—The allotments do get worn out gradually. The allotment holder has not manure to put on and keep the natural fertility of the land, and the allotment gets gradually worse.

35,813. Is it your experience that your allotment holders use up the corn that they grow themselves?—No, I think not.

35,814. Do they attempt to sell it?—Yes; more especially the bigger men. Some of the smaller grind a couple of sacks, but the larger holders sell.

35,815. Has the very cheap price of flour had any effect in making it less desirable to grow corn on allotments?—They know it, and many of them will tell you that the allotments are not much good to them.

35,816. Now that flour is so cheap?—Yes; they cannot grow it at the same price as they could get it. On this question of allotments I may say that the Ampthill Board had laid out at Lidlington a field of 20 acres, and the men have taken it and seem to be doing very well with it—they are paying the rent.

35,817. (*Sir Nigel Kingscote.*) What sized plots have they got?—Some of them have an acre.

35,818. (*Mr. Little.*) What kind of soil is it?—It is clay, but not so bad clay as some. We are just about to let at Steppingley 14 acres owned by the Duke of Bedford.

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35,819. (*Sir Nigel Kingscote.*) Is that let by the local authority?—By the sanitary authority.

35,820. But the land belongs to the Duke of Bedford?—Yes.

Rents.

35,821. With regard to your own rent, I understand that on part of your farm you pay the Duke of Bedford 20*s.* per acre, and he has given you a remission of 50 per cent.?—Last year it was 50 per cent.

35,822. And he pays the tithe, which is 4*s.*, and, therefore, that would leave him only 6*s.* per acre to keep up your farm?—Exactly; and in some instances some of my farm is tithed at 10*s.* per acre.

35,823. (*Mr. Little.*) And there may be land tax besides?—Yes, there is a heavy land tax in the parish of Marston.

35,824. (*Sir Nigel Kingscote.*) Who pays that?—The landlord.

35,825. (*Mr. Little.*) Then the margin of possible reduction cannot be large?—Not for the landlord.

Cattle disease.

35,826. (*Sir Nigel Kingscote.*) With reference to another subject: have you suffered at all in your part of the world from cattle disease?—Not of recent years. We did suffer two or three times with foot-and-mouth disease. We had two or three times visitations, and one bad visitation of the cattle plague.

35,827. Do you approve of the restrictions placed upon cattle?—I was going to say we have to thank those gentlemen who keep the restrictions on as long as possible.

35,828. Have you had any experience of swine fever?—Never in my own place, but it has been all round us.

35,829. Do you approve of trying to get rid of that in the way they are suggesting?—I believe in their stamping it out, but there is a great deal of opposition from the pig dealers, who make more to-do about it than the farmers. I think that the farmers would put up with a little annoyance if they could get rid of the disease.

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Sixty-fifth Day.

Friday, 23rd November 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Charles Isaac Elton, Esq., Q.C.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., *Assistant Secretary.*

Mr. R. J. Epton.

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Mr. R. J. Epton called and examined.

35,830. (*Chairman.*) You are a farmer residing at Wainfleet in Lincolnshire?—Yes.

35,831. And you farm about 472 acres at Belchford in the county of Lincoln, and a farm at Wainfleet of about 1,238 acres?—Yes.

35,832. And also some other small farms?—Yes.

Rent of witness's farm.

35,833. What was the rent of the Wainfleet farm in 1879?—The rent of the Wainfleet farm in 1879 was 2,332*l.* The tenant paid the tithe as well, which was 355*l.*, and the Land Improvement Company was paid for drainage and so on, 259*l.*; the total rent was, therefore, 2,946*l.*

35,834. What have been the reductions since then?—In 1887 the rent was reduced to 2,200*l.*, the landlord paying the tithe and the interest to the Land Improvement Company, and in 1891 the rent was further reduced to 1,900*l.*

Mr. R. J. Epton.

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35,835. Is that what it now stands at?—That is what it now stands at.

35,836. In the case of the other farm what do you say?—The other farm is my own land. That of which I have been speaking is the 1,238 acres.

System of cultivation.

35,837. Has there been any alteration in the system of cultivation of the farm?—No.

Mr. R. J. Epton. 23 Nov. 1894.

35,838. It is an arable farm, I suppose?—There is about 406 acres of pasture and the rest is all arable. The other is ordinary cropping—all arable.

Results of farming.

35,839. Will you give an illustration of what the result of farming has been during the last few years?—The receipts from farming of the last few years have been very much decreased. The corn crops especially have been brought down. I can give you the wheat crop for every year from 1868, but that would take more time than necessary, perhaps. I have drawn it out on an average of eight years. From 1868 to 1875 my wheat averaged 35¼ bushels per acre, and was sold at an average price of 52*s.* 4*d.* per quarter; the average per acre was 11*l.* 11*s.* 8*d.* in those eight years. In the next eight years the seasons did not come right and I had only 24¾ bushels per acre and that sold at 46*s.* 3*d.* per quarter, making an average of 7*l.* 3*s.* 2*d.* per acre.

35,840. (*Mr. Chaplain.*) The seasons partly accounted for that then?—Yes. From 1884 to 1891, the next eight years, the quantity came to 36½ bushels again; and that sold for 33*s.* 3*d.* per quarter in the eight years, making 7*l.* 12*s.* 2*d.* per acre. In the last two years, 1892–93, the average production was again just the same, 36½ bushels, and that sold for 26*s.* 2*d.* per quarter, being only 5*l.* 19*s.* 1*d.* per acre. As I grow about 220 acres of wheat each year, the price that I made on the last two years was 1,240*l.* less than it was the first year.

35,841. (*Mr. Little.*) Have you estimated your crop of this year?—I have threshed no wheat.

35,842. Have you estimated it?—Yes, I estimated it about 1,600*l.* less than the average of the first eight years that I have accounts of.

35,843. (*Chairman.*) What quantity have you produced per acre?—I have taken it at the same as I got the other two years—36 bushels. I have not threshed it, so that I do not know, but I think it will come to that.

Bad seasons.

35,844. I suppose your land did not suffer much from the drought?—No.

35,845. The average produce was maintained, then?—Yes, it was last year.

35,846. Have the last three years, including the present, been bad years as regards the seasons?—We have had an average quantity for the three years.

35,847. Apparently rather above the average of 1868 to 1875?—About the same average.

Low prices.

35,848. Rather above, if anything, but the price, of course, has been much lower, and the nett result has been very much worse?—Yes, it is 5*l.* 19*s.* 1*d.* per acre instead of 11*l.* 11*s.* 8*d.* per acre. The barley has gone down a good deal, and I am afraid the barley crop is a very bad one.

35,849. Is that owing to the harvest being a bad harvest?—Yes, the weather did not quite finish the barley; it is of a bad quality. I think the light barley harvest will be 600*l.* less than the average of the earlier years. Then with regard to the live stock, the sheep have been cheap until this year, but the wool (and I sell about 350 tods of wool a year) averaged the first 17 years 44*s.* 6*d.* per tod, but the last 17 years it only averaged 24*s.* per tod, so that that makes nearly 400*l.* deficiency in that item as well.

Reduction of rent.

35,850. You speak of your rent having been 2,332*l.* in 1879, and the tenant paying tithe, 355*l.*, and the interest on loans 259*l.*, making it 2,946*l.* Now does the present rent of 1,900*l.* compare with 2,946*l.*?—Yes, it does; the landlord makes the other payments.

35,851. The landlord pays the tithe and the interest on the loan?—Yes.

35,852. So that the reduction has been from 2,900*l.* to 1,900*l.*, a reduction of 1,000*l.*?—Yes.

Wages.

35,853. Have you been able to make any other economies in the management of your farm?—The wages have been reduced slightly; my wages will be less by about 350*l.* The wages last year were 13*s.* 6*d.* per week. They used to be 16*s.* 6*d.* per week, and we have got men this year at 12*s.*

35,854. (*Sir Nigel Kingscote.*) Do you employ about as many men?—Yes.

35,855. (*Mr. Chaplin.*) So that the wages are reduced 4*s.* 6*d.* per week?—3*s.* per week up to this year, but 4*s.* 6*d.* now.

35,856. Your wages are now reduced 4*s.* 6*d.* per week?—Yes.

35,857. (*Chairman.*) What was the highest point that the wages reached?—16*s.* 6*d.* for the winter wages.

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35,858. When were they raised to that point?—About 1874 to 1879, or somewhere about that time.

35,859. What were they before 1873, say?—They were gradually increased; they started at 12*s.*, and got up to 16*s.* 6*d.*; and they have been gradually going down again.

35,860. Was there not a sudden rise in 1873 and 1874?—Yes.

35,861. What were they immediately before that?—About 13*s.* 6*d.*

35,862. They were 13*s.* 6*d.* in 1873, then they rose to 16*s.* 6*d.*, and then they went down to 13*s.* 6*d.*, and at present they are 12*s.*; is that so?—Yes.

35,863. (*Mr. Chaplin.*) And they were never higher than 16*s.* 6*d.*?—I am speaking only of winter wages; summer wages are a great deal more, and the summer wages have not been decreased.

35,864. (*Chairman.*) The summer wages have not been decreased?—No.

35,865. What are the summer wages?—It is a good deal of it piece work.

35,866. The differences between 16*s.* 6*d.*, 12*s.*, or 13*s.* 6*d.*, are only applicable to the winter months?—For seven or eight months in the year.

35,867. (*Mr. Little.*) What do they earn at piece work?—Slightly more than ordinary wages—sometimes a good deal more; they have longer hours.

Changes in system of cultivation.

35,868. (*Chairman.*) Have you laid down any land to grass on your farm?—Not any more. I have laid down one or two fields and taken one or two in, and that leaves it about the same.

35,869. In the main they are under the same cultivation as before?—Yes.

Profits of farming.

35,870. Have you effected any other economies towards meeting this great fall in prices?—No, very little. I have made an estimate here for the years 1892–1893, and I have compared them with the years 1868–1875. I think that my farm produced 2,600*l.* less than in the earlier years. The wheat was 1,240*l.* less; the barley, 627*l.*; some other crops (peas and other things) 78*l.*; and the wool at 1*l.* a tod less represents a loss of 350*l.* Then I sell about 800 sheep a year; that is a reduction of 200*l.*: and the beasts reduce it to 285*l.* Altogether I estimate that there is a reduction of 2,780*l.* But I have one item on the other side, which makes the reduction come to 2,600*l.* My farm produced 2,600*l.* less in prices than it did in better times. This is how the 2,600*l.* is distributed: the rent is 959*l.* less to the landlord; and if I took my own land at the same rent, my rent would be 300*l.* less: making the total rent 1,259*l.* less than it was before. The tithe was 87*l.* less: the income tax, 42*l.* less; and I think the wages were reduced—this is an estimate—by 350*l.*; the blacksmith and carpenter were paid 25*l.* less; and the rates are a little lower, 20*l.* less. That leaves a balance out of my pocket of 817*l.* less after these reductions in rent and other things. That is my estimate.

Low prices.

35,871. Have you derived any benefit from the low price of manures and feeding stuffs that you have bought?—Everything sells for rather less.

35,872. But about the other things that you purchase, have you not derived benefit from them?—Yes, they cost less, but what we sell makes less.

35,873. But have you derived any benefit from the low price of manures and feeding stuffs, and so forth?—Some little benefit from the feeding stuffs.

35,874. Have you taken that into account?—Yes; I have taken nothing for the oats and things of that sort consumed on the farm; I have taken no account of them.

Condition of farmers.

35,875. What is the condition generally of the farmers in your neighbourhood?—Everybody is losing money.

35,876. Have you been over many of the farms yourself?—Yes, over a good many farms. Before harvest—that was when I went over them—I never saw the country look so well as this year, but the harvest is threshing out very unsatisfactory.

35,877. I think you are a very large valuer as well as a farmer?—I am a valuer, but not a very large one.

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Letting.

35,878. Are there any farms unlet?—There are a few unlet, but none uncultivated; it is all in cultivation. I do not know a farm in Lincolnshire that is not in cultivation, and the farms are let where the landlords will take a fair rent.

35,879. Will the land let at a fair rent?—Yes, there are plenty of tenants to be had now.

35,880. How do you account for that?—I do not know. It is the only business there is in Lincolnshire, and a man must either farm or do nothing.

35,881. But still one would think if things were so bad that people would be unwilling to put capital into farms?—As a matter of fact there are people who are willing.

35,882. Are there men of capital ready to go into farms?—Yes, on a good farm; good farms get let.

Condition of farmers.

35,883. Are there any farmers doing well?—I think not.

35,884. Do you observe any difference in the different classes of farms?—Yes.

Large and small farms.

35,885. Are the smaller farms doing better than the large ones?—No, I think not; I think the small farmers are quite as depressed as the large farmers. There is here and there one; you do see men that do well, a good deal better than their neighbours; but, as a general rule, the small farmers are as badly off as the large farmers, particularly if they have bought their land: then they are worse off.

Deterioration in farming.

35,886. In spite of the depression, the land has been maintained in a good state of cultivation, you think?—Yes.

35,887. And the land is free from weeds?—Yes, I think it is.

35,888. I suppose the dry season of 1893 did good to the land?—Yes, it made it much cleaner, I think. Some of the clay land in 1893 did not get sown with corn, and it got an extra cleaning.

35,889. Are you a member of the Lincolnshire Agricultural Society?—Yes.

Burdens on land.

35,890. I believe they have passed a resolution which you can lay before us?—They passed a resolution on the 13th April, I was not present at the time. That resolution is as follows:—"Resolved, that in the opinion "of this meeting, land for the purposes of agriculture "should be freed from taxation, except for purely local "requirements, and to raise the necessary funds for "this without placing any burden on other interests, "a registration fee of 2½ per cent. (ad valorem) on all "importations to the United Kingdom be advocated: "and that there should be a further fee of 2½ per cent. "upon all such things as are in competition with "British manufacturers and producers in our markets."

35,891. What do they mean by saying "freed from "taxation except for purely local requirements"?—I do not know. I was not present. I only see what passed.

35,892. Does that represent your own view—I only want to know what the project is?—The land pays a deal more than its fair share of taxation; that is what it means, I suppose.

Rates.

35,893. What are the rates on your farm, how much in the pound?—I cannot answer the question straight off.

35,894. I think you said there was a saving on the rates?—There has been a slight saving, but very slight.

35,895. About 20*l.*?—Yes.

35,896. Have you got the figures showing what they were and what they are now?—No, I have not.

35,897. Perhaps you could add that to your evidence when you come to correct it?—Yes. I could give the figures for the parish, but not for the farm.

35,898. Can you give us what it is in the pound?—The poor rate in the parish has been 10*d.* in the pound, and the highway rate 8*d.* during the last two years.

35,899. Does the poor rate include the county rate?—Yes.

35,900. Is that 1*s.* 6*d.* all that you have to pay; does that include all?—Yes; there is a voluntary school rate and a voluntary church rate.

35,901. But that is voluntary?—Yes.

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35,902. All that is obligatory is 10*d.* for the poor rate and 8*d.* for the highway rate, making 1*s.* 6*d.*?—Yes.

35,903. Has that been less than it was a few years ago?—Yes.

35,904. What was it a few years ago?—The poor rate was about 1*s.* 2*d.* in the pound, and the highway rate about 10*d.*; but a portion of the highway rate was put on to the main roads and paid by the county, making a reduction of from 10*d.* to 8*d.*

35,905. So that the rates were reduced from 2*s.* in the £ to 1*s.* 6*d.*?—That is about it.

35,906. Have you yourself had the benefit of the reduced assessment?—Yes.

35,907. Is your land now assessed at 1,900*l.* instead of 2,900*l.*?—Not so much difference as that. I believe it was reduced 15 per cent.

35,908. Do you know what the assessment of your farm is now?—No; I do not.

35,909. Perhaps you will add that to your evidence and say what it was 15 years ago before the reduction was made?—Yes. (*The witness subsequently wrote to say that he was unable to supply the figures.*)

Assessments.

35,910. Should you say that generally the farmers have had their assessments reduced in proportion to the reduction of their own rent?—They have in our union, but not quite so much. There is a uniform reduction on agricultural land of 15 per cent. throughout the union.

35,911. But the reduction of rent has been more than that?—In some cases a good deal more.

Reductions of rent.

35,912. Taking the average, what has been the reduction of rent in your own union?—I should think the average throughout the county has been 30 per cent.

35,913. But in your union how much was it reduced—as much as 30 per cent?—Yes.

35,914. And the reduction of the assessments is not more than 15 per cent.?—I think not. There are individual cases which have been further reduced.

35,915. (*Mr. Little.*) Your own rent has been reduced 35 per cent.?—Yes, perhaps so.

35,916. (*Chairman.*) What is your own union?—Spilsby.

35,917. I see from the return in my hand that the total assessment on land has been reduced from 186,000*l.* to 140,000*l.*; that is to say, 46,000*l.*, which is about 25 per cent., I should say?—I am not a guardian, and I do not know anything about that.

35,918. At all events the farmers have had a reduction in their assessments and a reduction in the amount of their rents?—Yes.

Rates.

35,919. And the rates are now 1*s.* 6*d.* in the £, instead of 2*s.*?—Yes, that is in our parish.

35,920. What do you think should be done in the matter of rating? Have you any proposal to make?—No, I have not.

35,921. Then you do not make any serious complaint about the amount of the rates?—It is all charged on the land, and we feel that it is a grievance that professional men do not pay their share.

35,922. I only want to know what your view is. Have you any proposal or recommendation to make to the Commission?—No, I should not presume to do that.

35,923. It is advisable that we should know whether the rate of 1*s.* 6*d.* in the £ is so high that you would require relief?—It is a great question altogether.

35,924. As a valuer valuing a farm you take into account the rates of course?—The rates are all the same about the union.

35,925. In valuing what the rent of a farm should be you do take into account the rates?—Yes, of course.

35,926. Therefore ultimately some people say it falls upon the landowner?—So it does if you put it in that light.

35,927. What recommendations have you to make? You have given us the resolution of the Agricultural Society of Lincolnshire, but apparently you were not present, and I do not know that you altogether agree with it?—Yes, I do agree with it.

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35,928. What do you specially recommend yourself?—I should recommend that you charge the foreigner the same as we pay.

Protection.

35,929. Do you mean to put a duty on imports?—To put a duty on imports.

Quality of labour.

35,930. (*Sir Nigel Kingscote.*) As regards your labour, I wish to know whether the labour you get now is as good as it was 10 or 20 years ago; do you think the men work as well as they did?—Yes. You have men of all sorts, good men, and bad men, and indifferent men, but I think that the average man is as good as he was at any time.

Low prices.

35,931. (*Mr. Whitehead*). You say that tenant farmers cannot be expected to go on unless they get some very sensible relief. In what direction do you think that relief should take place?—Higher prices is the only relief I can see.

35,932. Can you say how you are to obtain those higher prices?—No, I cannot.

35,933. You have no proposition to make for raising prices?—No.

35,934. Would a decrease in rent give sensible relief?—That gives relief to the men who pay rent, but it wants more than that.

35,935. More than a decrease of rent?—Yes, because the men who are farming their own land are as badly off as the tenants.

Dairying.

35,936. Is dairy farming adopted at all in your county?—Not at all.

35,937. Could it be adopted in your county; are the climate and soil and other circumstances suitable?—I can only say that it has never been tried to any great extent. We cannot get a market for our produce, not for the milk at all events.

35,938. You could not get a market for the produce?—Not for the milk.

35,939. And milk now is the most important part of the dairy industry?—I think so, as far as I know.

35,940. You are prevented from adopting it in Lincolnshire from the want of markets?—Yes; the railway facilities are not good. If the whole county was made into a dairy county the railway company would bring itself into form, but at present if we want to send milk into London it is a day's work getting it there and the railway charges are very high.

Protection.

35,941. (*Mr. Giffen.*) You do not expect those prices to be raised by this five per cent. duty upon the importation of foreign produce?—No, that would not raise the prices much.

35,942. That is not your recommendation for remedying agricultural depression?—No.

35,943. It would not benefit agricultural land, would it?—It would benefit proportionately to the increased prices.

35,944. Not very much?—If that money was used to keep down our rates it would be a further benefit according to this resolution.

Burdens on land.

35,945. (*Mr. Little.*) You gave us some figures showing the reduction in the value of your produce. Can you give us the total value of produce in the earlier period for comparison? What was the value of the whole produce?—I cannot give that figure now.

35,946. You have a large number of farmers in your neighbourhood who own their land?—Yes.

35,947. And there the question of rates is not one between occupier and owner—it is a charge upon the land?—The rates are put on land.

35,948. I mean to say that the man who occupies his own land cannot throw his rate upon anyone else, as the tenant does upon the landlord?—No.

35,949. It has to come out of the produce—out of the land?—It has, anyhow.

Occupying owners.

35,950. Do you find that those who have bought their farms are better off than those who hire them?—No, they are a great deal worse off, because the mortgagee does not reduce the interest the same as the landlord does the rent.

35,951. Would it, in your opinion, be any remedy for the present agricultural depression that farmers should have greater facilities for buying their farms?—No, that would not make it any better.

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35,952. You do not think that they would have any better security?—No. At the present time there is nobody to buy land. If we could find customers for land we should be better off.

Small holdings.

35,953. But you have a large number of small owners in the neighbourhood of Wainfleet?—Yes, a large number.

35,954. They have bought their land, have they succeeded by doing so?—No, a great number of them are ruined, simply because the interest is more than the land is worth now.

35,955. The value of the land has gone down so much that the purchaser has lost his part of the property, and what is left is the property of the mortgagee entirely?—Yes.

Agricultural Holdings Act.

35,956. You have had a good deal of experience of the working of the Agricultural Holdings Act?—Yes.

35,957. That is to say in valuing under your custom?—Yes.

35,958. You do not actually go under the Act, do you?—It is very often excluded, nearly always, but it is getting more and more into vogue.

The Lincolnshire custom.

35,959. How do you exclude it?—By agreement between the landlord and tenant.

35,960. But can such an agreement be made?—The agreements are all made specifying what is to be the substituted compensation.

35,961. Are those usually adopted in Lincolnshire?—Very generally so, and they were in force long before the Act.

35,962. Does the outgoing tenant have to give notice of his intention to claim?—If the Act is put in force; but that is very seldom done in Lincolnshire.

35,963. But under those agreements do they give notice?—No.

35,964. Your procedure is more simple than under the Act?—Yes.

35,965. Do you see any necessity for giving notice two months before?—No, it is much too long; it puts everything out of order altogether.

35,966. As a valuer accustomed to value in a county where there is a good custom, you do not think a notice of the kind is required?—Not so long beforehand.

35,967. How long would you say?—It need not to be given many days beforehand.

35,968. Is it usual where a claim is made under an agreement for a counterclaim to be made by the landlord for dilapidations if there are any?—Under our system the counterclaim is not made, but the dilapidations are taken into account.

35,969. But no formal claim is made?—No formal claim is made. The agreement always specifies that the landlord should be——

35,970. You are in the habit of awarding compensation where there is a fair ground for the landlord's claim for dilapidations?—Yes.

Condition of farmers in Lincolnshire.

35,971. (*Mr. Chaplin.*) Everybody is losing money in agriculture in Lincolnshire?—I think so. There is no exception to the rule.

35,972. Since what date did the change in the county begin from good times to bad—how long has this process of losing money been going on?—1874 was the last good year, and it has been growing worse and worse ever since, with variations.

35,973. With regard to the farmers who cultivate their own land, how did they, as a rule, become possessed of it? Was it bought out of money saved from the farms that they held as tenants?—It is a question that I can hardly answer.

35,974. But there are a good many who have bought farms?—Yes, because they could not take farms; there was such a demand that they could not take farms, and they bought them.

Occupying owners.

35,975. There are a good many men in Lincolnshire owning land which they farm themselves?—A good many.

35,976. And how long have their farms, as a rule, been in their possession? It does not date back a very great number of years, does it?—I could not answer that.

35,977. What I want to arrive at is this: did they or did they not begin as tenant farmers?—A great

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number of them were tenant farmers who bought in good times.

35,978. Having held farms for a considerable period as tenants, they then bought land of their own?—Yes.

35,979. And that shows that they had done pretty well as tenants?—Yes, I should think so.

35,980. Did they succeed pretty well in this land formerly?—If they bought it 20 years ago; it has got very much reduced in value now.

35,981. But previous to 20 years ago, how did the men succeed who were farming their own land?—Up to that time they did very well.

35,982. Up till then they did very well?—Yes.

35,983. There was no trouble about the interest to be paid to the mortgagees?—No.

35,984. It is only since the date of the bad times that these men who have had farms of their own have done so badly?—That is it.

Cause of depression.

35,985. And you attribute this to the fall in the prices of produce which has taken place since then?—That is entirely it.

35,986. Now, with regard to Lincolnshire, generally the farming used to be of a very high-class character, did it not?—Yes, it was.

Deterioration in farming.

35,987. Do you consider that it is as good as it was?—The land is as well cultivated as it was, but I do not think that there is quite so much expenditure on artificial manures and such things.

35,988. Taking the country generally, from your experience of it, would you be prepared to say that the farming is continued now at the high standard of excellence that it used to be, generally?—I do not think it is quite. Some farmers have fallen off a good deal, but others have done as well as before.

35,989. If they continue to lose money at it, I suppose you do not expect that this good farming will continue much longer?—I do not know how they can go on. I cannot make my farm pay its way, and I do not think that a great number of other men can either; they are only hoping for better times.

35,990. They are trying to keep their farms in good condition, and to farm the land well, in the hope of a turn and a change in prices?—That is the only thing that is keeping the thing going at all. They hope for the future which does not come.

35,991. Is your experience this: that where a man's farm is being very well done at present, it is, generally speaking, done at a loss?—That is so.

35,992. You are confident of that?—I am quite sure it is so.

35,993. You say so from your own experience as a farmer and from your knowledge and experience as a valuer of farms?—Yes.

Wages.

35,994. Now with regard to the wages, you said at the present moment they had dropped 4*s.* 6*d.* from their maximum some years ago. Are they likely to drop more if the bad times continue?—I cannot tell. I think it is very probable. I do not know.

35,995. When did the last fall occur?—A few weeks ago, after this harvest, and there are men out of work now.

35,996. There are men out of work now?—Yes.

35,997. Will the number of men out of work be increased as the winter goes on?—Yes, it is very likely.

Reduction in labour.

35,998. I suppose farmers are compelled, as far as possible, to reduce their labour bill in every way?—Yes. That is the cause of the men being out of work.

35,999. Is the labour bill the heaviest item in the outgoings and expenses of a farm?—Yes, it is.

36,000. Quite the heaviest?—Yes.

36,001. So that if they are compelled to make reductions in expenses and outgoings, the labour bill is the first thing, if possible, that they have to look to?—It is the only thing they can do. The landlords have got the rents down, and now the only thing farmers can do is, that they must get relief from the wages. They have not money to pay the wages.

Reductions in rent.

36,002. Upon that subject of the rents being down, you said that farms in Lincolnshire would let even still at a fair rent. What is your estimate of a fair rent now for a farm that 15 years ago would have been considered a good farm—a farm worth then 30*s.* an acre?—There should be a reduction of nearly one half, if not quite; it is not worth cultivating; there is only the hope to have it when the times become better.

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36,003. Do you think that even the land of middling quality in Lincolnshire, with good buildings and everything else upon it, will always command 15*s.* an acre?—The bad farms are not worth anything at any price.

Difficulty in letting.

36,004. Now take the heath country which is all very wild—the heath between Lincoln and Grantham—I suppose those farms will not let at 15*s.* per acre now?—The best land will, but the worst land cannot be let. There is no fear of the tenant losing by the rent on the bad farms.

36,005. I was speaking rather from interested motives—perhaps you could find me a tenant or two at 15*s.* per acre?—You are getting some experience on that farm that I go past every week that you have in hand, and I hope you will have a good balance sheet from it.

Agricultural Holdings Act.

36,006. I think you said in answer to Mr. Little, that there was a greater tendency now to take farms under the Agricultural Holdings Act than there was formerly?—It is getting more put in force in Lincolnshire than formerly, because all the agreements are getting worn out to some extent.

36,007. When you say the agreements are worn out, what do you mean?—I mean that the farms are getting fresh tenants, and the new agreements do not exclude the Act.

36,008. Is that because the owners of the land prefer to be under the Act?—No, it is because the Act compels them to be under it.

36,009. In the absence of a substituted agreement?—In the absence of a substituted agreement the Act itself operates.

36,010. What occurred after the passing of the Act generally was this, was it not: that when the Act was passed, as a general rule in Lincolnshire, the farms were still held either under an agreement which was substituted for the Act or under the custom of the county; was that not so?—That was so.

36,011. The agreements, generally speaking, were all based upon the custom of the county?—Yes.

The Lincolnshire custom and the Tenant Right Valuers' Association.

36,012. Have you any particulars of that custom; have you any printed document which you could hand in to the Commission?—I could give you the allowances that are given on quitting.

36,013. Do you mean what you call the rules of the Tenant Right Valuers' Association?—I have a copy of the rules here.

36,014. You have it with all the particulars?—Yes. It states here that the schedule of allowances is in substitution of the Act.

36,015. Quite so?—And it was passed in 1884. In 1884 the valuers of Lincolnshire met and passed a resolution in substitution of the Act, but it was really the old thing over again.

36,016. The difference between the Act and the tenant right valuers' custom being this: that the compensation given by the Act was based entirely, I think, upon the value to the incoming tenant, was it not?—Yes.

36,017. The compensation given under the custom was based upon the actual outlay made by the tenant?—Yes.

36,018. As a rule, which have you found that the farmers prefer, the custom or the Act?—As a rule, the custom has been preferred until just lately. The custom and the Act are pretty nearly the same. The Act was based upon the Lincolnshire custom.

Valuations.

36,019. Is it not a fact that in valuing under the Act the valuers generally, as a rule, award their compensation not according to what is the value to the incoming tenant but upon a proportion of the outlay?—Yes.

36,020. Under those agreements that you speak of that were substituted for the Act, and under the custom of the country in former days, 20 years ago farmers were extremely prosperous in Lincolnshire?—Yes, they were.

36,021. So that you cannot trace any connexion between agricultural depression and any deficiencies in the compensation which they used to receive?—No

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Tenant right.

36,022. You do not think that in any way agricultural depression can be said to be owing to want of proper compensation received by a tenant farmer either under the Agricultural Holdings Act, or under an agreement, or under any customs of the country?—No, I think not. From my own private opinion I do not think it is for the benefit of the farmer that he should have a large tenant right. The incoming tenant often pays more than is good for the incoming tent to pay.

36,023. It may be good for the outgoing tenant, but too heavy a tenant right is very bad for the incoming man, I suppose?—Yes.

36,024. Have there not been some alterations quite recently made by the valuers in regard to the Lincolnshire custom?—Yes.

The Lincolnshire custom.

36,025. Would you state what those are?—Under the old custom we did not allow for the corn consumed; we only made allowances for oil cakes as feeding stuffs, but not for corn and now——

36,026. Would you read out what the custom was; it is very short, is it not?—Yes. The custom for the allowance for purchased food—perhaps I ought to say at once that the straw, the manure from the straw, and the manure from straw and turnips has always gone with the holding without being paid for, and then in addition to that "for one third of the cost of linseed "cake, cotton cake, rape cake or malt culm, and one-"sixth of the cost of corn cake, malt or other "manufactured feeding stuffs of similar manurial value "which have been consumed on the farm during the "last year of the tenancy and for one sixth of the cost "of linseed cake, cotton cake, rape cake or malt culm, "and one twelfth of the cost of corn cake, malt, or "other manufactured feeding stuffs of similar manurial "value which have been consumed on the farm during "the preceding year of the tenancy." And now there has been a new resolution passed which has not been put in force yet, but which will come. "That in com-"pliance with the third part of the first schedule to "the Agricultural Holdings Act, 1883, all purchased "feeding stuffs consumed upon and not produced on "the holding be in future allowed for."

36,027. "All purchased feeding stuffs"?—Yes.

36,028. That includes corn that is purchased?—That includes corn that is purchased.

Compensation for home-grown corn.

36,029. Why is it that corn grown on the farm is excluded?—It is only because the Act excluded it; we felt that we had no power to go further in charging the landlord with corn than the Act gave us power to do.

36,030. Is it not always held that a great difficulty likely to arise is from the fraud that might be practised?—That is given as the excuse, but, in my opinion, it could easily be got over. I think that all the corn ought to be allowed the same as is purchased corn.

36,031. What is your specific against fraud?—Only that the onus of proof is on the man who eats the corn. The outgoing tenant must prove that it has been consumed.

36,032. And you, personally, although you have had no experience of its working at present, think that this might be done without fear of fraud?—Yes.

36,033. Has not that been regarded as a great danger, as a rule?—It has, and that is the reason that corn was not put in before.

36,034. But you take a rather different view from the majority of them, do I understand?—The proof must be on the man who is quitting, and I should leave him to his proof, and I think he can in many cases give satisfactory proof.

36,035. You personally have no serious apprehension that it would lead to fraud?—I think not. In my own case I made an agreement with my landlord, that he is to allow me for corn grown on the farm.

36,036. I suppose there is no difficulty in making those private agreements now-a-days?—No.

36,037. The tenant is in a position to make almost any agreement with regard to compensation that he likes, is he not?—Not quite so far as that. My landlord consulted Mr. Rawlence, and he advised that compensation should be given for the corn consumed on the holding as well as the purchased corn.

36,038. But would you go so far as to say that in the case of any tenant of intelligence in these days, he has every facility for making any reasonable and fair stipulation for himself?—Yes.

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Compensation for manures.

36,039. Now with regard to the custom; compensation is also given for improvements of a more permanent character; is that not so?—There are other manures bought as well as the cake consumed. For bones the allowance is the whole cost of dry bones if used with green crops in the last year of the tenancy, and half the cost, if used during the preceding year; for artificial manures used with green crops such as the turnip crops, the whole cost of the last year has been always allowed; and for lime, it is on a seven years' principle, the seventh part to be reduced every year until the seven years have expired.

36,040. That is to say, if he left after the first year he would get six-sevenths of his outlay?—Yes. Claying and chalking is on the 12 years' principle, but that is not very much practised.

Drainage.

36,041. Is not there something given for draining?—For under-draining, yes. When the landlord finds the tiles, and the tenant the labour it is on a 10 years' principle, and where the tenant finds both the tiles and the labour it is on a 15 years' principle.

36,042. All these years they have been going on this custom, and it is working. Have you found it to be generally satisfactory or not?—Yes; I think so. It is not considered necessary under the custom to give the notice that the Act requires for the draining. If you claim under the Act, you must have got the written consent.

Notice to landlords.

34,043. Under that custom a man leaving his farm as a matter of course gets compensation for all those things, whether he has given notice to the landlord or not?—Yes; under the custom and under the agreements he does.

36,044. Do you consider there is any substantial reason or necessity for those notices being given at all to the landlord—I mean the notices which are required by the Act?—I do not know that there is any necessity; I think that it is a good thing for the landlord to know. I think that the landlord ought not to have power to exclude the man from doing it; but at the——

Compensation for improvements.

36,045. I want to know your opinion, as a practical expert and valuer, as to whether in any alterations or amendments of the Agricultural Holdings Act you would recommend any changes with regard to the notice that is to be given in asking for compensation for improvements?—I do not think there is any need of any notice, for the tenant has to drop off a fifteenth every year. We dropped that off in Lincolnshire; but the Act drops off a twentieth.

36,046. You do not attach importance to the question of notice being given?—No; I do not think that is necessary.

Cause of depression.

36,047. I gather from what you have told the Commission that you are clearly of opinion that the real cause of agricultural depression is the great fall in prices?—That is the only cause of the depression.

36,048. Have you found in your experience that since it began that fall in prices has been more or less continuous—that it has been getting lower and lower every year?—Yes; it has been gradually going lower ever since 1874; it goes by starts and jumps, but always lower.

Price of wheat.

36,049. And there seems to be no end to it?—I sold wheat last week at the lowest price I ever sold in my life.

36,050. (*Sir Nigel Kingscote.*) A good sample?—Yes; a good sample at 21*s.* 6*d.*

36,051. (*Mr. Everett.*) What weight?—504 lbs.

36,052. (*Mr. Chaplin.*) As long as that fall in price continues in this way you see no hope or prospect of permanent improvement in the agricultural situation?—Our Lincolnshire farming cannot go on with the prices as they are.

36,053. It cannot go on?—No.

36,054. Is there anything else that could take its place? Is there any change in the mode of cultivation you could suggest?—No, I think not—it would have been found out if there had. There have been all sorts of experiments tried.

36,055. There are experiments being tried now and others have been tried?—Yes.

36,056. What have they tried that you are aware of?—Growing other crops—potatoes and seeds, and varying the crops in that way, but there has been nothing beneficial done.

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36,057. Some few have tried market gardening on a large scale?—Yes, some few—I do not know how they get on, but it does not extend very much.

Market gardening.

36,058. Then it looks, I suppose, as if they were not making much of it?—Yes.

Dairying.

36,059. Have any of them tried to substitute dairy farming, either milk or cheese or butter, for the present system of cultivation in Lincolnshire?—There has been nothing of that kind done to any extent.

36,060. It has been tried by one or two I think?—I do not know of any in my immediate locality.

36,061. Is not there Mr. Lupton?—Yes, he supplies Grimsby with milk.

36,062. Does that answer?—I think it does. But you know a very small quantity from one or two farms would supply that place. There would not be an opening for another farm to help supply it.

36,063. There is no opening for a large change in that direction then?—I think not.

Effect of low prices.

36,064. Then it comes to this that if the fall of prices is to continue you are of opinion that there is really no hope for farming in Lincolnshire?—I think not—I think everybody will be knocked out.

Sale of straw.

36,065. (*Mr. Dalton.*) Are you allowed to sell the straw off your farm?—I have no clause in my agreement to prevent me.

36,066. Do you sell any of it?—No, I have not sold any of it—it is not worth selling—the price to-day is 12*s.* 6*d.* to 15*s.* delivered at the railway station. Last year it was dearer, but I had not any to spare.

36,067. Have any of the farmers in your neighbourhood sold their straw at all?—They did last year.

36,068. And did that at all compensate them for the bad price of the corn? What effect would it make; what was the value of straw per acre when it was sold last year?—Some of them made 2*l.* 10*s.* per acre last year; this year it is only about 15*s.*

36,069. Last year when it was 2*l.* 10*s.* per acre, that must have made a considerable difference in the value of the crop?—I am only speaking of the few in the Fen who had a quantity of straw.

36,070. But it has made no difference whatever to yourself?—No, none to me.

Pauperism.

36,071. To what do you attribute the fall in the rates from 2*s.* to 1*s.* 6*d.*? I suppose to a great extent to the Parliamentary grants that the local authorities have had?—That had something to do with it, a great deal, I believe, and there is less pauperism as well, I think, in the Spilsby Union. I am not a guardian, but some years ago the guardians gave up giving out relief and it very much reduced the rates.

Rates.

36,072. And your highway rate is reduced?—That is accounted for by two or three miles of main road being taken over by the county.

36,073. And you have not found that the county council rates have risen to any extent?—That has been met by the Parliamentary grant to some extent.

Occupying owners.

36,074. (*Mr. Lambert.*) You said just now that owners of land were worse off than tenants. That would only apply I presume to an owner who had a mortgage on his farm?—The occupying owner I mean.

36,075. The occupying owner who had his farm free of mortgage would be in a better position than an occupying tenant paying rent?—If he had no mortgage he would, but there are very few men in that happy position in Lincolnshire.

36,076. For what reason is it that farmers who are occupying owners have nearly all of them a mortgage on their farms?—I do not know. I suppose the reason is that they could not pay for it themselves to begin with.

36,077. So they really do not make enough to buy their farms outright?—That is so.

Demand for farms.

36,078. You said just now that formerly there was such demand for farms that men bought them in order to get into a holding?—In the good times, yes; that is not the case now.

36,079. But if such a demand existed would it not be possible that the land might have been forced up to a price beyond its reasonable value?—Perhaps that was so 20 or 30 years ago.

36,080. So you think that the tenants in Lincolnshire about 20 years ago paid more, and men who bought also paid more, than the actual value of the holding?—It proved so by the drop in prices. If prices had kept what they were then, the farms would have been worth the money.

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36,081. And they allowed no margin for the depreciation of agricultural produce?—That seems so.

36,082. Because there was such a demand that they had a difficulty in getting farms at all?—That is so to some extent.

Reductions in rent.

36,083. The reductions of rent upon your own estate came to about 35 per cent., I believe?—Yes.

36,084. How much has the produce of your estate depreciated in value—about 3,000*l.* you have it in your brief?—When I got the figures it was shown to be 2,600*l.* really.

Profits of farming.

36,085. How do you manage to keep on when your total income is 2,600*l.* a year less than it was 20 years ago, and yet for all that you pay only 1,000*l.* a year less rent? How do you manage to keep on—are you at too little rent?—All my profit is gone, and I am losing money besides.

36,086. Even losing money now?—Yes.

36,087. Supposing the price of corn does not rise, what will be your ultimate remedy?—I shall have to give over growing corn or anything, and the country will go out of cultivation.

Reduction of rent.

36,088. Will it go out of cultivation with the rent of 1,900*l.* that you are now paying? Presuming that that rent were reduced by another 30 per cent., would the land then go out of cultivation?—The 30 per cent. off that would not cover the loss; and the landlord now pays 700*l.* a year out of the rent.

36,089. Yes, that is a landlord's charge, but I am talking more particularly of tenant farming and land going out of cultivation?—My farm is a very good farm.

36,090. Do you imagine that tenant farmers can go on losing money? Is it fair that they should occupy the farm and lose money and pay a large per-centage of rent?—They cannot do it.

36,091. If prices do not rise your ultimate remedy will be a reduction of rent?—That is so.

36,092. And you think that rents are not quite reduced enough to meet the altered condition of things?—The tenants are losing a deal more than the landlords now.

36,093. And they would be less able to lose money than the land owners?—Yes.

36,094. So you think that the tenant is in a much worse position than the landlord?—Yes; but the tenant can give up at a year's notice and get rid of it.

36,095. Why does not he do it?—He is hoping for better times. He has never been used to any other business and he must go on hoping for better times, or retire altogether.

36,096. If he has to give up his farm, for which he is paying an exorbitant rent, he is unfit for any other business?—That is the reason that they are hanging on, a great number of them.

36,097. And a man leaving his farm is at a great disadvantage?—Yes.

36,098. What makes you keep on hoping against hope that prices are going to rise?—I do not know; what has been will be.

Low prices.

36,099. Have you had any discussions at the Chamber of Agriculture, or have you had any ideas brought before you that prices in the future will be more remunerative than they have been in the last 20 years?—We have had no intimation before that it was going to be so low.

36,100. When you meet at your Chamber of Agriculture you mutually hope that it will be better?—I suppose that is it, the average is very much below what it was.

36,101. And that is the reason that you have not asked for a further reduction of rent?—That is one reason.

Compensation for home-grown corn.

36,102. How many tenants in Lincolnshire get compensation for their own home-grown corn?—None up to now.

36,103. Except yourself?—No; and mine only on quitting.

36,104. You think it is proper compensation to give?—I think so. The manurial value of the home-grown corn is just as good as the purchased corn.

36,105. But you said that a tenant of intelligence could make a fair bargain for himself?—Yes; but there are two to a bargain.

36,106. But if the farmers have not made a fair bargain to secure for themselves compensation for home-grown corn, then, of course, they either have not a fair bargain, or they are not men of intelligence?—Home-grown corn never has been brought up for compensation in Lincolnshire, and there has always been some consumed by the horses, at all events.

Cattle breeding.

36,107. How many cattle do you keep on your holding?—I keep about 200 head of beasts. I breed about 60 calves a year, but altogether about 200 beasts.

36,108. Do you imagine you could further extend that keeping of cattle?—No, I keep as many as are profitable.

36,109. How do you arrange your grass? Have you grass land down after corn?—Yes.

36,110. How long do you let it lie?—One year.

36,111. Do you think it possible to let it lie two years—I am speaking from my experience in another part of the world?—It would be possible, but we find it more profitable to put it down for one year.

36,112. Into wheat?—Yes, and it goes to turnips.

36,113. Would not you keep more stock if you let your land lie for one or two years?—Yes.

36,114. And do you not think you will have to look somewhat in that direction for an alteration in your system, if the present prices of corn and stock continue to fall?—Yes, on land not suitable for turnips. But the turnip land makes it more profitable to get it on the four-field system.

36,115. (*Mr. Everett.*) With regard to the question put to you on stock, is it not a fact that arable land on the four-course system will keep more stock than the same land would in pasture?—That is so; it would keep more sheep and beasts on the four-course system than on pasture.

36,116. And grow all the corn in addition?—Yes.

Price of wheat.

36,117. With regard to the high rents and the high purchase value of land which it was at one time, I think I should be right in saying that that was founded on prices which had remained stable for something like a quarter of a century—the price of produce, if anything, had tended to increase; that is, the whole produce of the farm in the years from 1853 to 1878 had continued stable, with rather a tendency to increase than to decrease?—Yes, I believe the price of wheat 40 years before the Tithe Act, and 40 years after the Tithe Act, averaged 56*s.* per quarter for 80 years, and now it is 19*s.* per quarter.

36,118. The farmers who bought their land 20 years ago bought it on the experience of the previous quarter of a century?—Yes.

36,119. And they thought that prices might be expected to continue as they had been stable?—Yes, and that is the reason that men are hanging on now.

36,120. Have you any idea why it is that during the last 20 years prices instead of remaining stable have been continually falling? Have you formed any opinion of the cause of that?—No, that is beyond me, I think.

Rents in 1869.

36,121. (*Mr. Elton.*) Can you tell us whether any great rise in rents took place about 1869, or about that time, in Lincolnshire?—There was a rise about that time.

36,122. I do not mean in your case, but generally throughout your neighbourhood?—Yes, there was.

36,123. Was there a great rise?—There was a rise about that time. They were anxious for farms and there were more buyers than sellers.

36,124. Was the rise as much as 20 per cent.?—Not so much.

36,125. That is all gone?—And more than gone.

Comparative losses of landlord and tenant.

36,126. You said just now that the farmers had lost much more than the landlords, but I did not quite follow your meaning. When you say a landlord loses, do you mean from the rent that was fixed?—I mean the annual loss of the tenant is more than the annual loss of the landlord. Of course his capital loss is much greater.

36,127. The tenant loses money which he puts into the land—the interest of it, and a part of the capital?—Yes.

36,128. That is not quite the same sort of loss that the landlord has?—If the landlord's loss is one-third of his rent, the tenant's loss is more than the rent.

36,129. The promise of the rent—he loses what he expected to get, and the farmer loses what he spends?—Yes.

Wages.

36,130. You told Mr. Chaplin that there was a fall of 4*s.* 6*d.* from the maximum wage?—Yes, for the winter wage.

36,131. Since when did that drop take place?—The high wages time would be from 1872 to 1874.

36,132. I only want to know with clearness; in each case are you speaking of the ordinary class of labourer whom you mentioned?—Yes.

36,133. That is to say that the same class of man in the prosperous times would have got 4*s.* 6*d.* more than he gets even in the present month?—Yes.

36,134. Do you use foreign barley for feeding?—No, I have plenty of inferior barley of my own without paying for foreign barley.

Low prices.

36,135. You did not make it clear to me when the Chairman asked about the prices of manures and feeding stuffs, whether you considered that the benefit you got from the fall in prices was a large amount as compared with your losses. Do you find great benefit from the increased cheapness of manures and feeding stuffs?—The feeding stuffs have reduced in some degree, the same as the corn, and at present our corn is cheaper than any feeding stuffs.

36,136. You have made a deduction from the losses in the corn itself; have you made a corresponding reduction on the other side for the increased benefit that you get in buying feeding stuffs and manures?—Yes.

36,137. It is only a question of fact; did you also do that?—I did for the feeding stuffs, but not for the manures; the manures have not very much decreased.

Land laid down to grass.

36,138. (*Mr. Clay.*) You said to Mr. Lambert it would not pay in Lincolnshire to lay down into grass, even for two-year old grass?—On the heath land we find, and all the tenant farmers find, that it is more profitable to go on the regular four years' system.

36,139. But you have told us that you have had no profit in arable land farming?—There has been little.

36,140. Well, there could not be the same expense on grass land, and if you converted a part into grass there would be no great loss then, because there would be no great labour upon it?—That is so. On the poor land that has and will come more into vogue for two or three years, but it is not the custom and it is not the fashion in Lincolnshire to lay it down for three years.

36,141. The farmers in Lincolnshire have been acting too much with a bygone custom, and in not adopting the grass principle; when wheat, and oats, and other cereals are so cheap they have made a mistake?—We have been working unprofitably, but as one of the Commissioners said just now, the arable land keeps more stock than the grass land would. We keep more stock on the four-course shift than if it were left as seed land.

36,142. You cannot keep as much stock on the four-course shift as a five-course shift?—I believe we did; the turnips and the straw keep so much more than the seeds.

36,143. You have two classes of land, you have two rotations of grass crop?—No, one turnips; turnips every fourth year and seeds every fourth year.

36,144. But with a five years' shift in a 500-acre farm you would have 200 acres of grass, whereas in the four-course shift you would only have 125 acres?—Yes.

36,145. And this 75 acres with the five-course shift, you would not only save the expense, but you would rest the land?—Yes.

36,146. And condition your land; most land is conditioned by the free use of cake, and would not Lincolnshire be benefited with two-year-old grass?—Perhaps so, there is something to recommend it.

36,147. Would not the five-course shift at the present time, when corn is so cheap, keep more stock and be more advantageous to the Lincolnshire farmers, and save expense?—Perhaps it would.

Rent.

36,148. (*Chairman.*) I think you said that until a few years ago you were paying rent at the rate of 50*s.* an acre?—Nearly so.

36,149. Had that been considerably increased within your recollection?—No, it was the same many years before that.

36,150. Was that the general average rent of the district?—No, my farm is very much above the average.

36,151. What was the general average of the district at that time?—It happens that my farm is very good land; it is near the sea, and it is above the average quality.

36,152. What was about the average, in the good times, of the land in your district, the Wainfleet district?—The land varies so much I could not answer that question; an adjoining farm might be double the rent.

36,153. It was 50*s.* and now it is 30*s.* per acre?—That is about it.

Profits of farming.

36,154. On the balance of your account you have lost about 800*l.* during the last two years?—Yes.

36,155. You are paying 30*s.* per acre, and a rent of 1,900*l.* a year; there is a considerable margin out of which that 800*l.* could come?—The landlord has many payments to make out of his rent.

36,156. What you have to look at is as to what money you pay for the rent; you are paying 30*s.* per acre?—Yes.

36,157. And your losses for those two years were 800*l.* a year?—But the landlord's receipts are less than 1*l.* per acre.

36,158. But that is from other circumstances, from the tithe being high, and from having encumbered his estate for the purpose of making improvements?—Yes.

36,159. He receives from you at the rate of 30*s.* per acre, or 1,900*l.* a year?—Yes; and 10*s.* an acre of that he has to pay, that he must pay.

Wages.

36,160. You have reduced the labourers' wages, and you have made a saving in that way of 350*l.*?—About that.

36,161. I suppose if the rent had been reduced by that amount you might have maintained the rate of wages for your labourers?—My 800*l.* is lost still.

36,162. I am now thinking of the labourers' wages; you have reduced your labourers' wages by 4*s.* a week, and you have effected an economy in that way of 350*l.* What I was asking was this: If you reduce the rent by that amount, whether you could not have maintained the wages of your labourers?—The wages all through the county are reduced in the same proportion as my own. If I was paying 4*s.* per week more than anybody else I should not——

36,163. Generally speaking, with the same reduction of rent the wages might have been maintained?—I am farming a farm of my own on which there is no rent, and I had to reduce the wages there.

36,164. I am now talking of the tenant farmers, and I am pointing out that your rent of 30*s.* per acre is a high one?—Yes, it is.

36,165. Now I presume the price of wheat this year may be considered exceptional?—Yes. I have not made any calculations this year.

Reductions in rent.

36,166. But supposing the price goes back to the average of the last four or five years, something from 26*s.* a quarter, could you then cultivate your farm to advantage?—No, I could not; that is, the year that I have taken into consideration shows 800*l.* loss.

36,167. Will not that involve a considerable reduction of rent?—It will. If it goes on I shall not farm it myself.

36,168. Will it not result in a reduction of rent?—It will; it will result in there being no rent and no wages.

36,169. And apparently the loss is 800*l.* and the rent is 1,900*l.*?—Yes, but the landlord only gets 1,100*l.* and something.

36,170. But that is in consequence of what I ventured to point out, the tithe and other charges on the estate?—Yes.

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36,171. But we must look at it from the tenant farmers' point of view, who has to give the rent. What becomes of the rent is another matter; but the rent of 30*s.* an acre seems a very high one?—Yes.

36,172. And regrettable perhaps as it may be it still affords an opportunity of a considerable reduction?—Yes, but what I meant to point out is that the landlord only gets 1,200*l.*, and I am losing 800*l.*, and there is only that margin for the land and the stock and everything about it.

36,173. (*Mr. Chaplin.*) Your farm is an unusually good one?—Yes.

36,174. If it was necessary to reduce the farm by the amount of the rent, as the chairman suggests, that would mean in the case of the worst lands, which are by far the greatest quantity, there would be no rent at all?—Yes.

36,175. And they would go out of cultivation and there would be no wages and no employment at all?—And a great deal of that will go out of cultivation without anything.

36,176. (*Mr. Little.*) The chairman has asked you about a reduction of rent and the reduction of wages, but whether the rent is high or low has no effect upon the wages, has it?—No.

36,177. You only pay what you are obliged to pay?—Yes, by the higgling of the market.

36,178. And the labourer gets as much as he can?—Yes.

36,179. Independently of whether you pay any rent or no rent?—Yes. In the summer time we get more men from Ireland, but they will not come at the low wages in winter.

36,180. (*Mr. Chaplin.*) You employ them for harvest?—Yes, in the summer.

Land laid down to grass.

36,181. (*Mr. Everett.*) With regard to the question of the difficulty as to keeping down grass for two years, you were asked if that would not have the effect of improving the condition of the land, would it not also increase the spear grass in it, the twitch or the couch?—On the lighter land it fills up full of twitch, and that is the reason you do not bring it into cultivation.

36,182. If you leave it down one or two years it would foul it very much?—It takes a good deal of working on it. Some lands will stand it and more will not.

36,183. And in regard to the land you spoke of, which seems to be good land, if grass seeds were sown on it and it were let lie, what rent would it bring in to the land owner?—There would be two or three good years and then a lot of very bad years on the newly laid down grass.

36,184. Would it not bring in more to the landlord than the rent which would remain to him if he reduced your rent another 800*l.*; would not he then find that it would bring him in more to have grass sown on it and abandon the cultivation of it than to let to a tenant to keep it under the plough?—I do not know; I cannot answer that question.

36,185. Naturally a man who owns a farm wants to get something out of it; and if he can get more out of it by abandoning cultivation and leaving it to grass, then the labour and the wages will disappear altogether?—Yes.

Tithe.

36,186. (*Mr. Dalton.*) Can you tell me what the tithe is per acre?—355*l.* on 1,230 acres.

36,187. Is that higher or lower than the average?—I think it is higher than the average in the neighbourhood.

36,188. But you have a heavy tithe?—Some parishes have a heavy tithe, and the next none.

36,189. Is it redeemed?—No; it is glebe land.

The witness withdrew.

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Mr. John Pears called and examined.

36,190. (*Chairman.*) You are a tenant farmer residing in Lincolnshire, I believe?—Yes.

36,191. You farm 630 acres of your own land and 230 acres of the Waddington glebe?—Yes.

36,192. Whereabouts in Lincolnshire is it?—It is about five miles south of Lincoln-on-the-Heath.

36,193. In what union?—In Lincoln Union.

Rent of witness's farm.

36,194. What was the rent of the glebe when you first took it?—1*l.* an acre. I have had it five or six years. I have a note here from the landlord, who offered the farm to me about 10 years ago; in this note he says he used to let it at 45*s.*

36,195. The rent formerly was 45*s.*?—Yes. He is the Rev. Archdeacon Ferry.

36,196. It is now 1*l.* an acre?—Yes.

Characteristics of farming.

36,197. What is your farm—a sheep farm?—Yes; arable land, nearly all of it.

36,198. You grow no wheat, but all barley, on your farm?—Yes; barley, but no wheat.

36,199. Is it mainly an arable farm, or is it a pasture farm?—The glebe is all arable.

36,200. You have bred and reared a large number of rams which, owing to foreign demands, have been fairly profitable?—Yes; they have been fairly so.

Condition of farmers.

36,201. In the main you have not done badly in your farm in the last few years, is that so?—This is the worst year I have known.

36,202. Apart from this exceptional year?—Barley has done pretty well up to this year.

36,203. Taking the average of years, have you done fairly well upon your farm?—Yes, except bad years.

36,204. (*Mr. Chaplin.*) Excepting what?—Excepting what I call dry seasons—1887 and years of that sort.

36,205. (*Chairman.*) This year has been very bad?—Yes.

36,206. What is the reason of that?—The barley being bad.

36,207. Bad weather during harvest time?—I think so; and it ripened badly.

36,208. Did the bad weather damage the barley very much?—It stained it; it is of bad quality.

36,209. The result of that coupled with the low price, is that this is a bad year?—Yes.

Cost of labour.

36,210. Is labour as costly as it was in former years?—We are giving less per day now.

36,211. What are the wages?—2*s.* 3*d.* per day now; 13*s.* 6*d.* a week.

36,212. What were they?—They once got up to 3*s.* I must explain that I live rather near Lincoln, and our best men go to Lincoln, and so we are obliged to keep rather higher than they are Mr. Epton's way.

36,213. Do you keep a few cattle in the winter?—Yes.

36,214. Do you also keep dairy cows?—I have about 20 dairy cows.

36,215. Would you say that your total labour bill has rather increased than not?—I think it has.

36,216. In spite of the reduction in wages?—I think so.

36,217. When was this reduction made?—Only this autumn. We paid half-a-crown last year.

36,218. Up till now the wages have been maintained?—Yes; the last few years they have been the same.

Foreign competition.

36,219. What do you attribute the low prices to?—To the quantity of import of foreign corn, I do myself.

36,220. I believe you come here as the representative of the Lincolnshire Chamber of Agriculture?—I do.

Protection.

36,221. What recommendations have they to make?—They suggested at a meeting that there should be a moderate import duty, but I believe that is a registration fee really and not an import duty, and that we should be relieved from the taxes.

36,222. You recommend a registration fee on all importations?—Yes.

36,223. That, in fact, would be an import duty, I suppose?—I suppose it was a moderate one—something of the rate of 1*s.* a quarter, as we had before; I believe that was the meaning.

36,224. Out of the fund so raised you would give relief to agriculture for their rating, I suppose; is that the idea?—That is it.

Rates.

36,225. What are your own rates now?—Mine on my own farm are 2*s.* 2*d.* in the £. My own farm is assessed at 26*s.* an acre.

36,226. Has the assessment been reduced?—Yes.

36,227. What has it been reduced from?—I think from 36*s.*

36,228. When was the reduction made?—I think it began about 12 years since.

36,229. Has the rate in the pound been maintained, or has it been lowered?—No, it is quite as high; the poor rate is quite as high as ever. I suppose that is owing to Lincoln; Lincoln is in the same union.

36,230. Do you get any advantage from the neighbourhood of Lincoln in your farm?—Excepting that it is nearer for the delivery of corn; that is all.

36,231. Not for dairy produce?—Very little.

36,232. What other recommendations have you to make yourself?—I am sure I do not know. I think the poor law will become much heavier to us.

Condition of farmers.

36,233. What is the condition of your neighbours?—Do you mean the farmers?

36,234. Yes?—I think just in my own neighbourhood the farmers have done pretty well; there are some who have not done so well.

36,235. In your own neighbourhood you think they have farmed pretty well?—I think they have done pretty well up to this time.

36,236. But this year has been a very bad one for them?—Yes.

36,237. Taking the average of the last few years they have done very well?—I do not think anyone has made any money; I should not say anyone has.

36,238. What do you mean? You said they had done fairly well?—I meant as compared with other districts.

Reductions of rent.

36,239. Have rents been lowered there?—Very much. This glebe farm of mine was 45*s.* an acre; it is now 1*l.* I know another that was 37*s.* 6*d.*, but which is now 12*s.*

36,240. What should you say has been the average reduction in your neighbourhood?—I am not in a position to say. I do not know of many. I am only giving one or two I do know. I know one which my brother-in-law took at 48*s.*, and I believe it is now a little more than 1*l.*

Sheep breeding.

36,241. (*Mr. Little.*) You have said, I think, that you are a considerable sheep farmer, but you are something more, are you not; you are a prize taker for sheep?—I took some prizes.

36,242. You have frequently taken prizes for Lincolnshire sheep?—Yes, I have.

36,243. And you have had a considerable sale for rams at different times in previous years?—Yes.

36,244. You have had something more than the usual opportunities of farmers of making high prices?—If I had not I should not have farmed, I should have given up farming.

36,245. What I want to get on the notes is that you have had exceptional opportunities of making money?—Yes.

36,246. From having a superior flock which has taken prizes at a great many shows you have had a demand for your Lincoln rams?—Yes.

36,247. The principal part of your occupation has been land that you own?—Nearly all of it; at least nearly all of what I have now.

36,248. And therefore the question with you has not been that of a reduction of rent?—No; I wish it had not been my own.

36,249. Many questions which were asked of the previous witness, and which perhaps you heard, would not apply in your case at all?—No.

Occupying owners.

Profits of farming.

36,250. Your being the owner has not saved you from loss, has it?—No, certainly not.

36,251. Would you say then that you have found the business of farming profitable the last 10 years?—Certainly not.

36,252. Have you actually lost money?—I have some years certainly.

36,253. (*Chairman.*) Taking the average of years, I thought you said till this year you have not done badly?—I have lost money; there is no doubt about it.

36,254. (*Mr. Little.*) You have lost money as a farmer?—As a farmer.

36,255. Counting your rent at what other people would give for your farm?—Yes.

36,256. Have you lost as an owner as well if you had to realise?—Certainly more than half.

Value of land.

36,257. If your farm were put into the market and had to be sold it would make considerably less than it would have made 10 years ago, and very much less than it would have made 20 years ago?—About half I should think.

36,258. About half?—Not so much perhaps.

36,259. When did you come into possession of this farm?—In 1881, when my father died.

36,260. But your father was the owner before?—He bought it in 1854.

36,261. Is it in the parish of Waddington?—No, it is in the parish of Mears.

36,262. And it is in the Union of Lincoln?—Yes.

Rates.

36,263. Do you happen to know whether the Union Chargeability Act increased the rates upon your parish of Mears?—When did that come into force?

36,264. 1865?—It did because we paid no rates at all before.

36,265. You paid no rates at all?—It was treated as extra parochial.

36,266. The consequence of the Union Chargeability Act was to make you help to maintain the paupers of Lincoln and other places?—Yes, that is it.

36,267. You have heard perhaps a theory advanced that these burdens upon land are hereditary burdens and therefore no burdens at all; have you heard that contended, that you ought not to complain of rates because there always have been rates?—There was not in this case.

Cost of labour.

36,268. That is what I want to bring out—there was no hereditary burden in your case. You cannot tell us what the aggregate amount of your labour bill is?—No I cannot for the separate farms. I have not taken it out.

36,269. You have not prepared yourself with notes as to the amount, either per acre or per annum?—No, I have not.

Highway rate.

36,270. (*Mr. Dalton.*) How were the roads maintained in your own parish before the Union Chargeability Act?—I think we had no charge at all.

36,271. You had no roads?—They were only grass lanes.

36,272. You had nothing but grass lanes?—Nothing but grass lanes at that time, and I think we paid nothing at all.

Rates.

36,273. Did you pay anything to the county rate?—We did.

36,274. What did you pay to the county rate?—I could not say exactly now; we paid the same as other parts I suppose.

36,275. You did have certain rates?—We had the county rate.

36,276. Your rates are now 2*s.* 2*d.* in the £; can you say what they were a few years back?—I think the Poor Rate was not quite so much and the Highway rate was more.

36,277. But on the whole were they about the same? Can you give the figures?—I cannot here.

36,278. But there has been no perceptible rise in them?—No, about the same I think they are.

Purchase of corn.

36,279. Do you buy more corn than you sell for the purposes of your farm?—No.

36,280. Do you sell any?—I sell the greater part of it.

36,281. What distance are you from Lincoln?—4½ miles—say four to five.

36,282. What is the population of your parish?—About 70.

36,283. (*Mr. Chaplin.*) Your farm is on the Lincoln heath?—Yes.

36,284. It is a good deal better than the average of land on the Lincoln heath is it not?—It is.

36,285. I suppose that the flock that you have bred, if it was not for your modesty you would say was celebrated. Is it so?—Well, I suppose it ought to be so.

Results of farming.

36,286. In fact having regard to the quality of your land, the ownership of it, giving you absolute security for any outlay you may make upon it, and the advantages that you derived from this flock you are in an exceptionally good position for making a profit at farming if any body could?—I should say so.

36,287. And yet with all this I understand you to say that you have not made any money, that your farm would sell for less than half what it would have sold for 20 years ago; and that if it was not for your flock you would have given up business in farming altogether?—I could not have kept on I think.

36,288. You were born and bred a farmer, I think?—Yes.

36,289. There are not many farmers in Lincolnshire or elsewhere I suppose, to teach you very much about the business?—I do not know. I do not say that.

36,290. But you do not deny it?—It does not do to have too good an opinion of yourself.

36,291. You are close to a good market?—Yes.

36,292. Yet with all these advantages except for that particular reason that you have owned and bred this flock I understand you think so badly of farming prospects that you would have given it up and retired from the business?—I think I should have been obliged to do so.

36,293. You come here as the representative of the Lincolnshire Chamber of Agriculture do you not?—I am one of the representatives with Mr. Epton.

Cause of depression.

36,294. I understand you to say that it is your view and also theirs that the cause of this depression in agriculture is the great and constant fall in prices?—There is no doubt about that.

36,295. Have you any recommendations to make to the committee for the improvement of the agricultural situation?—I do not know I am sure—to raise prices in some way; I think that is the only thing I see.

36,296. You see no hope for permanent improvement except in some alteration in the present prices?—In some way or shape; I do not know how it is to be done.

36,297. You are not prepared to say how that is to come about or how the present fall in prices is to be arrested; but as long as it continues, you see no hope for agriculture?—I do not.

Changes in system of cultivation.

36,298. Are you able to suggest to the Commission that it would be possible by any change in the method of cultivation to improve matters; on your own farm, for instance, is there any other direction in which it would be possible for you to turn your energies?—I shall keep two years seeds on my own farm, instead of ploughing it up every year.

36,299. The effect of that will be to diminish the employment of labour?—So it will, and if it is carried out all over the country, it will make a great difference.

36,300. Is that an alternative that you think is likely to be adopted generally?—There are two or three reasons against that. Most people are very short of money, and the more stock you keep, the more money is wanted.

36,301. So that although you would save by leaving your seeds for two years in the labour bill, there would be a greater demand upon you for capital because of the extra stock that would be necessary?—Yes, I think so.

36,302. You are going to adopt this course, however, yourself?—I shall.

36,303. And where people are in a position to do so, will that course be likely to be adopted by others or no?—I should think it will sooner or later.

Decreased demand for labour.

36,304. So that in any case you anticipate that there will be a less demand for labour?—I do.

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36,305. And less employment of labour?—Less employment of men—in the winter particularly.

36,306. Did you hear the evidence of Mr. Epton?—Most of it.

Wages.

36,307. Do you concur in what he said about the fall in wages—that they had fallen from 16*s.* 6*d.* about 20 years ago to 12*s.* at the present time?—I think we went up as high as 18*s.* at that time.

36,308. So that the fall in your case has been even greater?—From 18*s.* to 13*s.* 6*d.* at the present time.

36,309. What is it at the present moment with you?—13*s.* 6*d.*; in the next parish, Nocton, they are 12*s.* now.

36,310. Used they to be 18*s.* in that parish?—They were 18*s.* I think at one time.

36,311. Is the fall to 12*s.* likely to become general in your district?—I am afraid so.

36,312. So that I may gather from what you tell me that the fall in wages in your district from prosperous times will have been from 18*s.* to 12*s.*?—That is about it.

Agricultural Holdings Act.

36,313. Have you studied at all the question of the Agricultural Holdings Act?—Very little.

36,314. It does not affect you, of course, being an owner?—Yes, that is it, and so I did not take much interest in it.

36,315. You have all the security it is possible to have in the world, being the owner of the land which you cultivate?—Yes.

36,316. All the security for your outlay?—Yes.

36,317. And yet you have been unable to make it a profitable business?—It has not been profitable lately.

Agricultural Holdings Act.

36,318. I gather then that your opinion would be that no amendments of the Agricultural Holdings Act whatever would really touch the question of agricultural depression at all?—I do not see that it would make any difference.

36,319. Have you anything else that you would like to suggest to the Commission?—No, I do not know that I have.

36,320. Do you think any advantage would be gained by altering the existing law in this respect; that compensation in addition to the compensation which is given for feeding stuffs and artificial manures should also be given for produce grown and consumed upon the holding?—I do not see any objection to it at all.

Compensation for home-grown corn.

36,321. Do you see any difficulty in the case of compensation being given for home-grown corn consumed upon the holding because it may lead to fraud in the demands for compensation?—Of course there is a little difficulty there, but the same thing applies to cake and anything else. If a man is a rogue he will be one.

36,322. Is not the difficulty greater in the case where the produce for which he is to receive compensation is grown upon the holding?—Yes, I think it is more difficult there.

36,323. In the case of produce which is purchased you can always have the check of the vouchers?—Yes, you can.

36,324. I only want to ask your opinion as a practical man; do you see any difficulty or may I say any insuperable difficulty in the case of the home-grown produce?—That would be only when a man was leaving. He would take a farm straight away for 10 or 20 years, and it would only be the last year; he might be using it all the time, but it would be only when he left that the difficulty would arise, if there was any difficulty.

36,325. You do not see that there is serious difficulty on the ground of fraud?—No, I do not myself.

Wages.

36,326. (*Mr. Giffen.*) You state in your brief, I see, that "Labour is quite as costly as in former years." How do you reconcile that with what you have just been telling Mr. Chaplin, namely, that wages were less than in former years?—When that was put in print it was in the summer and we were giving more money than we are now.

36,327. It is always the case that you pay less in winter than in summer, is it not?—Yes, but we gave last winter 15*s.* a week, and now we have come down eighteen pence a week.

36,328. So that the reduction you speak of is quite within the last few weeks?—Since that statement was given in.

36,329. Is that likely to be permanent?—I think it will now.

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Sheep breeding.

36,330. (*Mr. Whitehead.*) I think you said your private prosperity was due to your luck and success in ram breeding?—I think it is a great deal.

36,331. That could only be adopted by a few persons I take it?—Certainly.

36,332. Or else rams would be so cheap that they would not be worth breeding, is that not so?—That is it.

Dairying.

36,333. Now you say in your brief that you have a small dairy, and I understand that you keep 20 cows?—About 20 cows.

36,334. Has that branch of your business been profitable?—I think it is just fairly profitable. There is nothing much in it though.

36,335. You think it could not be extended?—I do not think it could much. We have a difficulty now in getting rid of the butter sometimes.

36,336. If you adopted the sale of milk, would that not be more profitable than butter making?—Where I live I do not think it would.

36,337. I think you told us that you live near a large town, Lincoln?—Yes, but there are a great many people that live near it who supply it with milk. I do not think if I were to send it there I would do any good.

36,338. You think, then, that an extension of the milk business would not be advantageous?—I do not think it would.

36,339. Not in the vicinity of large towns even?—I only keep cows in the winter. It is a very dry country and we have no grass in the summer.

36,340. You have to buy them in then?—A good many of them I buy in in the autumn.

36,341. Does that apply to the greater part of the county of Lincoln?—No; I am on the hill, and there is a lot of it below.

36,342. But you think the dairy system could not be extended in Lincolnshire with advantage?—I do not think it could any further than it is at the present time.

Cattle diseases.

36,343. (*Sir Nigel Kingscote.*) During the time that you have been farming have you suffered from cattle diseases in your neighbourhood?—Not of late years.

36,344. But you did formerly?—We had the cattle plague all round, but, fortunately, I never lost a beast.

36,345. Did your Chamber of Agriculture, or your Association, approve of the restrictions that were made to get rid of these diseases?—I think so.

36,346. At all events you do not find fault with them?—No.

36,347. Not as long as you are kept from having the disease?—That is the great thing, I think.

Reductions of rent.

36,348. As regards rents in your neighbourhood they have fallen very considerably, have they not?—Yes, on one farm I know they have fallen from 37*s.* 6*d.* to 12*s.*, and my own has fallen from 45*s.* to 20*s.*

36,349. When farms are to be let, and fresh tenants come in have they any difficulty in making an agreement with their landlords?—I have not much experience about that. I do not think there is much difficulty, but I do not know.

Land courts.

36,350. Has any opinion been expressed by your association or your chamber as regards another power between the landlord and the tenant? I mean a court, or anything of that sort?—I do not think we want that sort of thing in Lincolnshire.

36,351. You do not want it in Lincolnshire?—I do not think so.

Employment of boys.

36,352. I see there is one subject down on your paper that you have not alluded to yet, and that is that boys are not allowed to work on a farm until they have passed a certain standard?—That is very troublesome to us in summer time.

36,353. In what way?—We cannot get the turnips singled, and all that sort of work done.

36,354. Do you think the boys are kept too long at school, or is the standard too high—are they kept to too great an age, or what is it?—I think the standards are full high for lads of that description.

36,355. Have you a school board or a voluntary school?—It is a voluntary school. We made arrangements to meet that afterwards. I am one of the

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managers, and we let them off two days a week by arrangement, so that we got the work done at last.

36,356. Do you think that works well?—I think it works better than in the other way.

Female labour.

36,357. (*Mr. Little.*) Women do not work with you at all, do they?—Scarcely at all.

36,358. (*Sir Nigel Kingscote.*) Therefore boys' work is very necessary at times, I suppose?—Yes.

36,359. And you have found it detrimental to the farmers that the boys have not been able to come before they have passed the standard?—Yes.

36,360. (*Mr. Dalton.*) Are there any labourers out of employment in your district?—I think there are several now.

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Unemployed labourers.

36,361. How does that coincide with the great demand that you have got for boy labour? Could not some of these men come on and do the work?—It is in the summer that we want the boys, and in the summer we cannot get the boys.

36,362. Then there is no lack of employment in the summer?—No, there is plenty of work in the summer for the men, but there is not much now.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Sixty-sixth Day.

Thursday, 29th November 1894.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
The Right Hon. BARON RENDEL.
The Right Hon. HENRY CHAPLIN, M.P.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
CHARLES ISAAC ELTON, Esq., Q.C.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
WALTER HUME LONG, Esq., M.P.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., } *Assistant*
ALAN MACKINNON, Esq., } *Secretaries.*

Mr. EDMOND RILEY called and examined.

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36,363. (*Chairman.*) You reside at Hessle near Hull, I believe?—Yes.

36,364. You retired from farming seven years ago, having farmed Kipling Cotes Farm in the East Riding of Yorkshire, which consists of 530 acres of light land?—Yes.

36,365. Are you a member of the Great Yorkshire Society?—Yes.

36,366. Were you also for nine years a member of the Council of the Chamber of Agriculture?—Yes.

36,367. Are you a member of the British Dairy Farmer's Association?—Yes.

36,368. Have you given up farming altogether?—I have given up farming altogether, luckily.

36,369. Did you give it up on account of its not paying?—Partly so. My family had all got to do for themselves, and my wife was getting rather infirm, and I found I could not make it pay, so I thought it best to be out of it.

Description of the Wold district.

36,370. What have you got to say about the agricultural depression?—I must say that my evidence is entirely confined to the Wold districts of Yorkshire. I do not know whether you know Yorkshire. The riding is divided into three different districts. There are the Wolds of Yorkshire, which I am speaking entirely of, which cover about half the area of the riding; then there is the Holderness district, which is a clay district and which is suffering, I should think, more than any other part of the riding; and then there is another part called the Levels, and that is a very fertile soil. The Levels of Yorkshire are the best part of Yorkshire, I am speaking, as I say, entirely of the Wold district.

Condition of agriculture.

36,371. And what have you to say about that?—I have seen several of the large land agents, and they tell me that rents generally have been reduced from 20 to 40 per cent., and in some instances considerably more. As a rule, so far, rents have been fairly well met. The agents say that last year they had more applications for farms than they could meet; for farms coming vacant next spring they have several applications, and for the better class of farms a great many more. In Yorkshire there is not a farm unlet, and if there is a good farm to let there would be any number of applications for it.

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36,372. How do you account for this renewed demand for farms?—It is very difficult to account for it. I believe farmers think that prices have got so very low now that they could not possibly go lower, so they are going back into farming again.

Demand for farms.

36,373. Are the men of capital ready to come in?—On the large farms there are plenty of men of capital to come in now.

36,374. Plenty of men of capital coming in now?—Yes; but then you can go on a farm now for nearly half the money that you could 20 years ago.

36,375. That of course makes it easier?—It makes it easier to go in.

36,376. And that has enlarged the circle of the men who are ready to come in?—Yes, and in the landlords as a class we have a lot of the finest landlords in England.

System of cultivation.

36,377. What is the general course of the system of cultivation in the Wolds of Yorkshire?—You cannot possibly alter it much on the Wolds. It is a thin soil, and the four and five course system is generally adopted.

36,378. Is it generally arable land?—Yes, it is principally arable land; in the valleys there is a little grass land.

36,379. What do they grow, wheat?—No, they are growing very little wheat in Yorkshire now.

36,380. What do they now grow?—Barley and oats. Barley is the principal crop, but this year it is very bad in quality.

36,381. This has been an unfortunate year, I suppose, owing to the want of sun?—Yes; the tenant farmers suffered less from the drought last year than they did in many other places. There was a very good yield of corn, and of very good quality, owing to the splendid summer weather we had.

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36,382. Is there much land laid down in grass?—Not much on the Wolds. There is a little difference in the system of cultivation the last few years. They have laid land down to what we call seeds; that is the clover seeds, for a year or two longer.

36,383. In spite of the rents having fallen there are a considerable number of persons ready to come in and take the land at present prices?—Yes, at present reduced rents.

Average rent.

36,384. What is the average rent?—It is very variable. In many places it has gone down very much. From 10*s.* to 20*s.* an acre on what we call the Wold land, and 25*s.* the better land with grass.

36,385. What is the better class of land?—The better will go a little, but not much, higher than that; there is great irregularity.

36,386. Is 20*s.* about the highest rent?—Less than that on the really Wold districts.

36,387. What should you say it averages, 15*s.* an acre, or what?—I should think not much more than 15*s.* We have had reductions of about 40 per cent. Then on the Yorkshire Wolds many people breed hackneys and they are doing well; ram breeding is also carried on, and that helps farmers very much.

Results of farming.

36,388. Then, one way or another do you say that the tenant farmers have been able to make the two ends meet there?—No, certainly not this year, many will lose half the rent.

36,389. But apart from this year, what has been the result of the last few years?—Through the reduction in prices they will loose a great deal of the rent this year.

36,390. That appears to be due to the bad production of this year?—Yes, and the extraordinarily low prices of cereals.

36,391. You said the district had not suffered from the drought of last year?—No, we suffered nothing comparatively, except the hay crops.

36,392. Take the last three or four years, have they done very badly or not during those years?—They have not done so badly; the year before last many of the farmers did very well.

36,393. Then this year is rather an exception?—Yes, this year is a great exception.

36,394. The fact that the experience of the last three or four years has not been bad, I presume, accounts for the circumstance that other tenants are ready to come in?—Yes, but the good tenants now are suffering more than the bad ones; for if a good tenant, who has been farming very high, gives notice for a reduction of rent of his farm there would be no end of applications for it, so that he dare not give up a farm now, he would rather lose a little more capital than give his farm up.

emand for rms.

36,395. There is such competition for really good farms that a good farmer does not like to run the risk of asking for a reduction of rent, I suppose?—He wants a reduction and landlords are very glad to do what they possibly can for him.

36,396. But beyond a certain point?—Beyond a certain point some landlords are not much better off than the tenants are, and what with one thing and another they cannot give further reductions of rent.

36,397. And the tenant, as I understand, does not like to insist upon a reduction, lest the landlord should act on his notice to quit, because the landlord can easily get another tenant?—There would not be the slightest difficulty about that—in fact, one land agent told me the other day that he had 20 or 30 applications for farms.

The Holderness district.

36,398. It certainly seems a remarkable condition of things if farms generally are not doing well, that there should be so many people ready to come into a bad business?—It is remarkable; but that is only in the Wold district. When you get to the Holderness district of the riding it is very different; it is essentially a wheat growing district there.

36,399. Heavy land?—Clay land.

36,400. And growing wheat in the main?—Yes.

36,401. There it is different?—It is entirely a wheat-growing district.

36,402. Has the reduction of rent there been greater than in other districts?—I cannot speak so much about the Holderness district. My remarks are entirely confined to the Wold district.

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Labourers in the Wold district. Wages.

36,403. What has been the condition of the labourers on the Wold?—The labourers were never in a better position; but I am afraid many will be out of work this winter. Farmers are so forward with their work that they intend to do with as few as possible; in fact, they cannot afford to pay for any extra labour, and they prefer to part with some rather than to reduce wages. I may say that in Yorkshire the generality of the farmers have decided not to reduce the wages; they would rather, if they are employing three labourers, or four say, do away with one.

36,404. What have been the wages there of late years?—Half-a-crown a day.

36,405. Have they risen or fallen of late years?—They have been half-a-crown a day now for the last eight or 10 years. I remember when a labourer was very glad when he could earn as much a day as would pay for a stone of flour; now a labourer can earn three stones of flour a day.

36,406. Do the labourers generally bake at home?—No, I am afraid not so many as ought to do. We have large bakers, especially in the parish where I live now, and they are charging as much for bread as they did three years ago.

36,407. When you said that a labourer formerly got one stone of flour, and now can get three stones, I thought that probably pointed to the fact that the labourer was baking for himself?—In the rural parishes they are bound to bake for themselves, for they have no bake-houses there.

36,408. What you say, at all events, points to this, than the labourer is very much better off than he was?—Decidedly better.

36,409. The low price of wheat and of other things that he uses has been a great advantage to the labourer?—A very great advantage.

36,410. And his wages have not fallen?—No, they have not; they have rather increased if anything.

36,411. Even this year, when the farmers are badly off, in consequence of bad barley harvests, they are not reducing the wages of their men?—No, they think it is better to pay the same wage, and do with less men. They find that the men do not feel inclined to take less. If you have a man who is taking less wages than he thinks he ought to have, you cannot get any work out of him. So they think they will do with less labour, and the season is so open that they can do with less labour.

36,412. Then the difficulties of the farmers in the district appear to be mainly due to the bad season of this year?—Yes, bad seasons and extraordinarily low prices of cereals.

Farmers' expenditure.

36,413. If next year they have a better season they hope they will be better off?—They are hoping, but I am afraid it is a poor hope. They have not been making any money. Then the expenses of farmers are not nearly half now, compared with what they used to be.

36,414. The expenses of farming, do you mean?—I mean the personal expenses of farmers.

36,415. Their personal expenditure is one-half less than it was?—Yes. I fancy all the tradesmen are suffering now as much as the farmers are.

36,416. (*Mr. Everett.*) I thought you said the farmers were not suffering, except for this particular year?—They are suffering very severely this year, but last year I say they did not suffer so much as farmers in other parts. Three years ago, in the wet season, they suffered a good deal owing to the harvest being about as long again as it ought to have been.

36,417. (*Viscount Cobham.*) You meant to say that the personal expenditure of the farmers has been very considerably diminished for a long time past?—Yes, for the last seven years, and for the last year or two very much indeed.

36,418. (*Chairman.*) When did that date from?—I should think from the last seven or eight years they have spent very much less. Now, if they can possibly do without anything, an implement or anything else, they do without it; they will patch up anything. Then the tradesmen are suffering as much as they are, I mean the joiners and the blacksmiths, and all those partly dependent on farmers.

Rates.

36,419. You said that the rents have been reduced from 20 to 40 per cent.; have the farmers had the advantage of reduced assessments in their rates?—Where the rent has been reduced they have got it; but

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there is one landlord who does not like the idea of reducing the rents, and he gives so much per cent. back. You cannot get the assessment reduced then. I know in some instances the landlord has paid the extra rates.

36,420. Paid the extra rates upon his abatement, do you mean?—Yes. They will not allow the abatement unless you get the rent reduced.

36,421. But I understood from you that the permanent reductions of rent have been general?—Yes.

36,422. Although in some few cases the landlord has made abatements instead of permanent reductions?—Yes. I know one landlord who has, and he is, actually paying the rate that the assessment people will not allow to the farmer because it is not a permanent reduction.

36,423. That, apparently, is an exceptional case, rather?—Yes, that is an exceptional case.

36,424. The general rule has been for the landlord to make permanent reductions, and then the tenant has got the benefit of that in reduced assessments?—Yes, during the last four or five years.

36,425. Does it follow, as a general rule, that the assessment committees reduce the assessments in proportion to the reduction of rent?—Yes, I believe so, as a general rule; in fact, I do not know any cases where they have not. But it is only within the last few years that, I think, they have agreed to do so. I believe where the farmer applies specially he can generally get it done.

Deteriorated farming.

36,426. Has there been any deterioration of farming in the district?—There has been very great deterioration in many places; in fact, the farmers, in order to live anything like properly, have not used the manures they used to do.

Farmers' capital.

36,427. Do you think they have got insufficient capital?—Yes, that is the case with many farmers. With some farmers their capital is very insufficient.

36,428–9. But you have stated that men of sufficient capital are ready to come in?—Yes, we have plenty of men of capital to come in; and some men of not too much capital, where a farm has been well farmed, will come in and farm it for three or four years and put nothing into the land. I know two or three of that class. I can instance one gentleman who has taken about 6,000 or 8,000 acres of land, including one farm adjoining me. When he went to it four years ago there were 30 days' thrashing on the farm, but this year there was only 10 days' thrashing; and he will leave it this year. He has got all out that he possibly can.

36,430. Generally speaking, what are they?—They are a class of men who went out of farming eight or ten years ago, some of them, but who have a little capital. I know at least three or four of that sort. They will go and take good farms; but I think the landlords are now rather suspicious about letting to them. When I gave up farming seven years ago, my farm was in a very good condition, but they had the very greatest difficulty in letting it—in fact, they had to let another farmer exchange in order to get the farm let at all; now they would have 20 applications for the same farm.

36,431. Take the case of those 20 applications, are they all men of the same district?—Pretty much. Some farmers think they can get a better farm, and so they will leave one farm to go to another. They hear that a farmer is going to leave, and they will give notice on their own farm and get the other. The farms seem to go off in that way.

35,432. Your evidence seems to indicate that there is a considerable class of people with sufficient capital who are ready to take farms?—That is in the Wold district of Yorkshire.

36,433. Are they men belonging to the district?—Yes, they belong to the district.

36,434. Are they men acquainted with farming?—Yes, they are acquainted with farming. There is a very good farm I know; the tenant gave notice for a reduction; they found he was not very steady, and that he was getting rather short of capital. Another gentleman, who has been farming in Lincolnshire, but who was a Yorkshire farmer, came over and took the farm just now—within the last week.

The Agricultural Holdings Act.

36,435. Now, what complaints have you to make of the general causes of this depression, such as it exists? Have you any complaint to make of the Agricultural Holdings Act?—The Agricultural Holdings Act wants very great alteration.

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36,436. In what direction?—A Committee of the Central Chamber of Agriculture has been sitting to consider it, and I think farmers generally consider that an alteration on the lines of the report of that Committee would be a very good thing.

36,437. They would be satisfied with that?—I think they would be. The recommendations, if they can be passed into an Act, seem very fair.

36,438. Is there any desire in the district for judicial rents?—One gentleman, a very large farmer, says he does not see why we ought not to have an Irish Land Act.

35,439. But that is only one man?—Yes, but I think there may be a few more.

35,440. Is there a general desire in that direction?—No, I do not think there is; I think there is such a very good feeling between the landlords and the tenants that there is no general desire for that.

Tenure.

36,441. What are the holdings generally—are they held from year to year?—Yes, from year to year principally.

36,442. Are the landlords ready to give leases if the tenants wish?—I do not think the tenants care much for leases.

36,443. They do not care for them?—No, they have got pretty good tenant rights now, and they do not seem to care.

Restrictions on cultivation.

36,444. Are there many restrictions on cultivation in the terms of the agreements?—In the terms of the agreements there are a great many restrictions, but practically if a man be a good farmer I think they let him do pretty much as he likes. Landlords do not care to part with a good tenant; they know very well that as long as he is farming well he cannot be injuring the land. In some districts they allow the tenant to sell straw where he is near a railway. I know one farmer who makes nearly half a year's rent out of his straw. A few years ago you could not do that.

36,445. Generally speaking, have these restrictions been removed or have they been insisted on?—They are on the agreement, but still the landlords wink pretty much at it if the tenant be farming well. There is no difficulty about that if you go to an agent and tell him what you want to do; the only thing is that if you are going to leave your farm they wish you to leave it according to the agreement. Practically, a good tenant is allowed to do pretty much as he likes.

36,446. What are the measures which you recommend?—That is the most difficult thing to answer.

Low prices.

36,447. (*Mr. Everett.*) I do not think you have been asked what are the causes?—The causes are patent to everyone—the low prices of produce, the bad season, and foreign competition.

36,448. (*Chairman.*) What remedies do you recommend?—I have seen 20 or 30 large farmers since I was asked to come up here, and I will just read what some of them say. It is a most difficult problem to solve. Many of them say a return to better prices is the only remedy they know of; but as they cannot possibly get prices advanced by Act of Parliament I suppose the natural law of supply and demand will have to do it. Some help would be the removal of the burdens on land; that is a very great point with all the tenants now; they say that many burdens ought to be taken off the land.

Rates.

36,449. Do you know what the rates average in the district?—As a rule in most of the parishes they are about 3*s.* in the pound, but we have some parishes connected with local boards where the rates go up to 5*s.* in the pound, and there are very great complaints there. There is one parish near me where they have spent 20,000*l.* in drainage, and where the gas and school board rates are very high. The farmers in that parish get not the slightest benefit from the drainage, which is four or five miles away from the farm.

36,450. They have only to contribute on the one-fourth to that, I suppose?—Yes, but still it is not the slightest advantage to a farm to have this drainage five miles away.

36,451. That affects those within the local board districts?—Yes.

36,452. But in the purely rural districts they are not subject to that?—No.

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36,453. And there you say the rates average about 3*s.* in the pound?—I should think they average about that.

36,454. Have they risen or fallen?—They have rather risen lately; the rates always do rise.

36,455. Are you quite certain of that?—Yes, they generally rise. Then I am afraid we are going to have some extra rates put on for the parish councils; I see they are to be paid out of the poor rate.

36,456. That is a matter of the future rather than of the past?—The school board rate when it was put on was only to be so much in the pound, but it is more than double that already; we shall find that many of the working men will get on the parish councils, and they will not be particular about spending money; they will find some way of increasing the rates.

36,457. What else have you got to suggest?—The removal of the burdens on land is a very great thing.

Reduction of rent.

36,458. What else?—One large farmer tells me that it is altogether a question of rent. He says the labourer should be paid first, the farmer second and that what is left should be rent for the landlord.

36,459. That seems to be sound political economy?—I do not agree with it.

36,460. (*Mr. Long.*) That is practically what happens now?—It is so in many cases; the landlord, I am afraid, does not get much from poor land.

36,461. (*Mr. Little.*) In all cases the labourer gets paid first, does he not?—He does. Then there is a farmer tells me that his farm has been in the hands of the present family for 300 years, and the farm is well done—splendidly done—who says he cannot get a proper reduction in rent and complains that his landlord has large properties in Ireland badly farmed, which he is offering to his tenants at 14 years' purchase, but that his landlord will not give him such terms, and does not care to reduce his rent much.

36,462. (*Chairman.*) Then there are farmers who think there should be a further reduction of rent?—Yes, there is bound to be if things go on as they have been. Then there is another farmer, a large farmer too, and a very first class farmer, who says: "The only relief I can "suggest"—these are not my opinions in any way, they are what I have got from the different farmers—

Irish land laws.

"The only relief I can suggest is an Irish land law for "England. The best landlords need have no fear of "it or any other; it would only catch the bad ones "who want more than the land is worth. Why "should not the English farmers have the same laws "for land as the Irish."

36,463. Was that the farmer you referred to a little while ago?—No, this is another farmer; these are two separate farmers.

36,464. I mean is this the man that you referred to a few minutes ago as being favourable to judicial rents?—Yes, he was favourable to judicial rents as well.

36,465. Then is it another one?—This is another one here that I am reading now: "Why should not the "English farmers have the same laws for land as the "Irish; they have been more industrious, careful, and "law respecting." Then here is another gentleman who writes me that he would boldly go in for a 5*s.* per quarter duty upon wheat as revenue, which would raise at the present time, on the present imports, 8 millions and make bread but a little dearer. I do not think it would make it much dearer, for many bakers still charge nearly as much for the 4 lb. loaf as when wheat was double its present price. Then a good many farmers are of this opinion: they say that most manufactured articles should pay an *ad valorem* duty and that there should also be a duty on barley. The duty on manufactured articles would give more employment to our artizans and labourers and so in that way it would help the farmer. Some of the farm labourers say they would not object to paying 1*s.* 9*d.* for flour, that they could afford to do that; if you did put the 5*s.* duty on, the labourer could afford to pay the 1*s.* 9*d.* and the farmer would be better off. Then some say they would like to see a duty put on eggs. That would only affect the large biscuit manufacturers and confectioners, who are charging the same prices as they did before flour was so cheap. A great many think that bicycles might be taxed; that would raise a very large revenue. On all these questions it is said that they will affect the working man. Why not; the working man is much better off than either the landlord or the tenant, and if there were a tax on bicycles he would save it all in shoe leather.

Duty on wheat.

Duty on manufactured articles.

Tax on bicycles.

36,466. (*Mr. Lambert.*) Do you mean that the working men would ride bicycles?—Hundreds of them ride bicycles.

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36,467. Agricultural labourers?—Yes, many of them go to their work on bicycles.

36,468. (*Chairman.*) Is that the case generally in the district, that the labouring men go to their work on bicycles?—Yes, all the bricklayers and artisans going about the country go on bicycles, hundreds of them.

36,469. (*Mr. Chaplin.*) Whether they are bad roads or good ones?—Yes. At this time of the year they do not go so much, but up to the end of last month they were going very much on bicycles. A lot of agricultural labourers now have bicycles.

36,470. In Yorkshire?—Yes.

36,471. (*Chairman.*) Do they buy them or hire them?—I think they buy them cheap.

36,472. (*Mr. Long.*) Now that expensive bicycles have been introduced the cheaper ones have been knocked out, and you can get the older ones very cheaply—for 3*l.* or 4*l.*, I believe?—Yes, you can get them very cheaply now. In the Wold districts they have to go two or three miles to their work perhaps.

36,473. (*Chairman.*) In those districts, do they live very much further off—in villages?—Yes; they will not live in the out-of-the-way cottages now.

36,474. They will not do that?—No.

36,475. They like the sociability of the village?—Yes, and their wives will not live out of the village now; that is the great difficulty.

36,476. Their wives will not live in isolated places?—No. I say if there is a duty of 5*s.* placed on bicycles a man would save it all in shoe leather. He very soon walks a pair of shoes away.

36,477. (*Mr. Lambert.*) But you would make his bicycle dearer?—Yes, I would; he can afford to pay better than the landlord or the tenant can.

36,478. You would not save his shoe leather by making his bicycle dearer?—If a man is walking on flinty roads on the Wolds he will wear a pair of shoes out very soon.

36,479. You want to make the bicycle cheaper in order to save shoe-leather?—It is like bread; it is so cheap they do not care to have it any cheaper; when he is riding his bicycle he is not wearing his shoes out, his shoes must last much longer.

36,480. (*Mr. Elton.*) He is sure to go on the bicycle whether you tax it or not; that is what you mean?—Yes, if you have to walk two miles night and morning to your work you would very soon wear a pair of shoes out.

36,481. (*Mr. Lambert.*) But if you tax the bicycle, then you make it more difficult for a man to get a bicycle, therefore he will have to wear his shoes out?—Yes, but I say he will save it all, because he will not wear so many shoes by about two pairs of shoes a year if he rides his bicycle.

36,482. But if you tax his bicycle he will not be able to ride it?—5*s.* is so little a tax that he would not mind.

36,483. (*Chairman.*) What else have you to recommend?—There is one other question about the granting of State loans. Many of the landlords do not think very much about that, but if some means could be devised, something after the agricultural credit banks, to enable tenants to buy stock, that would be a very great benefit if it were made penal for them to sell their stock. The difficulty now is that the farmers have parted with so much of their stock to keep going on with, and as the Wold farmers depend entirely on stock, they have not money now owing to the low prices to buy in stock again.

State loans.

36,484. Then with regard to poultry-farming I believe you have something to say; what is it?—Dairy and poultry-farming cannot be carried on to any great extent in the Wold district. It is not at all adapted to the district. Poultry-breeding is greatly neglected, although it pays well when properly managed; but on most farms there is no system of management. The East Riding County Council now are doing good work by sending scientific lecturers to the villages.

Poultry farming.

36,485. (*Viscount Cobham.*) On poultry-farming?—Yes. We have had some splendid lectures on poultry-farming. A farmer generally keeps his stock of poultry and never changes the blood at all, and so when

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they have been going on for years they begin to deteriorate.

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36,486. (*Chairman.*) Then I think you also believe that something should be done for light railways?—In many of the Wold districts it would be a very great advantage to have light railways.

Light railways.

36,487. (*Sir Nigel Kingscote.*) I wish to ask you whether the evidence you have given to-day is confined entirely to the Wolds of Yorkshire?—Yes, entirely to the Wold district.

36,488. You do not come down nearer to Hull, to Sunk Island, or anywhere there?—No. They are suffering very much more in that district than on the Wolds; in fact, they are suffering more there than in any other district in Yorkshire.

36,489. Which district do you call that?—That is the Holderness district. In the Holderness district there are about 160,000 acres, and in the Wold district there are 400,000 acres.

36,490. But you are speaking for the Wold district?—I am speaking entirely for the Wolds. I have lived all my life there, and know all the Wolds.

36,491. (*Mr. Gilmour.*) You said your district was a barley district?—A great deal of barley is grown there.

Malt tax.

36,492. Have the farmers there given any expression of their views with regard to the malt tax?—I was examined on the malt tax when it was taken off. We were very much in favour of it being taken off malt, but we had no idea that Mr. Gladstone was going to allow men to brew from anything; if we had known that we should not have gone in for the tax being taken off. It has done a great deal of harm to the good barley-growing districts. Now that they are allowed to brew from anything, you cannot get the same price for the best barleys.

36,493. Has there been a general expression of opinion amongst those barley-growers with regard to this question?—I think it has died out in the last few years. Some of them would very much like to have a duty on barley. You seldom hear the malt tax mentioned now.

36,494. There is no express desire, I understand, to have it re-imposed?—No. I do not think so. I never hear it mentioned. There is some fine barley grown in the Wold districts, and the maltsters like it very much. This year there is very little. It is a great drawback to farmers this year that many of them grow no wheat, but grow a lot of barley, and owing to the very sunless summer we have had the quality is so poor that it will not make malt. Last year we had some splendid malting barley.

Restriction on cultivation.

36,495. You spoke of the benefit that would arise from taking off certain restrictions on cultivation, or at any rate of the landlord allowing his tenant to sell straw, for instance, off his farm, although he was bound in the lease not to do so; if it became general to do away with that restriction, and all the farmers in that district were to sell straw, would that be of much benefit to the farmer?—It is only in a very few districts where you can sell straw. You must be, in the first place, near a railway station, because it would not pay to cart straw four or five miles. It is too bulky. For many farmers it would be of very little use to sell the straw, having regard to the expense of carting it about.

36,496. Do you think in those cases it is wise on the part of the proprietor to have a restriction in his lease that his tenant should not be allowed to sell straw?—I think it is unwise. I think that a tenant farmer ought to have no restrictions. The agent is the proper man to attend to that, and if a tenant is not farming well the agent ought to look after him and get a better tenant.

36,497. Yours are entirely yearly tenancies, I understand?—Yes. I think the Yorkshire farmer prefers a yearly tenancy. We ought not to have any restrictions, and I think you will get land as well farmed without them. The farmer does not like being so restricted.

36,498. I think you mentioned the case of a man who was farming near you who was selling everything off his land and leaving the farm after having, for a very few years at any rate, taken everything out of it?—I did not say that he sold everything off. He consumed all the straw, but he farmed it so badly that he never put anything on to it. When he took the farm five years ago he had 30 days' threshing. I do not know whether you understand what that means or not?

26,499. Yes, quite?—This year he has only about 10 days' threshing, and the land is in such a state that I should think it would be very difficult to let. He has sold nothing off his farm, but he has put nothing on to it. He has managed it so badly that it will not grow much now. The first few years he got all out of it. It was just the same way with his other five or six large farms which were taken on a lease for five years. Six or seven years ago a landlord was very glad to let farms on any terms rather than have them in his own hands.

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36,500. But I think I am still right in understanding you to say that in many places this doing away with the restriction as to the selling of straw would not help the tenant if he is a certain distance from a railway station?—No, not in the least if he is too far away from a station. The expense would be greater than the profit would be if you are more than a mile or two miles from a station. It does not pay to cart such bulky stuff as straw very far.

36,501. Is there any other restriction in leases in your quarter which you think could be properly done away with?—I think there are some of them in regard to cropping. I think, generally, on well farmed land you can take two white crops. Where land is well farmed, you do not do the land any harm by taking two crops. I think that is getting pretty general. I think most of the landlords are allowing that where the land is well farmed. I say that many farmers think that there ought to be no restrictions. They think that it is the agent's duty to see that a tenant is farming well, and if the tenant does not farm well, let him go.

36,502. You do not consider that it is necessary to bind him down to bring in a certain amount of manure to make up?—Yes, I think when you sell the straw you ought to get the extra manure. On the Wolds we use a great deal of manure for turnips, and so on. If a tenant sold straw, I would not let him have that money to pay for his turnip manure; I would make him bring extra manure. Where you sell straw, you generally take it to the railway station, where you can get any amount of very good manure for 3*s.* or 4*s.* a ton, and you can bring three times the quantity of manure back with you, compared with what your ton of straw would make.

36,503. You would insist on an equivalent?—Yes, I should insist on an equivalent where straw is sold.

Reduction of rent.

36,504. (*Mr. Clay.*) You say that rent has been reduced about 20 or 40 per cent. in Yorkshire?—Yes, and in many cases much more.

36,505. Has that met the requirements of the sitting tenant?—It has not done so in a year like this, but up to this year I think it has pretty well. The farmer has just managed to live, but he could make nothing on it. Now if things go on another year or two as they are, many farmers will not be able to farm rent free.

36,506. (*Mr. Chaplin.*) Rent free did you say?—In many cases at present prices I say they cannot if they have it rent free. I can give a very good proof of that, for we have some yeomen farmers a little higher up in the riding, and they cannot make a living where they have no restrictions or anything at all, that is at the present prices.

36,507. (*Mr. Clay.*) Has their capital gone?—I am afraid that in many places the farmer's capital has gone very much indeed.

Demand for farms.

36,508. Yet you say at the same time that if there are any farms to let, there is a strong competition for the farms?—That is with farmers who went out of farming eight or ten years ago, and just have a little capital left. Farmers naturally get tired of being out of farming, if they can get a good farm for a few years they think they can get a pull, and make a little bit of money out of it.

36,509. What do you think of the position of these men who are taking these farms at present rents?—Unless times become better they will be in as bad a position as the old ones; but there was a general impression last year that things had gone down as low as it was possible for them to go, and then you can get a farm now for about half the capital you wanted a few years ago, quite half the capital. There is nothing dear except sheep, and they are very dear; but unfortunately, in the East Riding according to the returns, they are very much below their numbers, and last spring farmers sold many of the sheep, thinking that after the harvest they would have a little money to buy more with, but with the low price of corn they

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had not money to carry on with, and they cannot buy sheep at all.

A large farmer in the Wold district.

36,510. Are the farms of these men properly stocked with sheep and cattle?—No. In the Wold district we are entirely dependent on sheep. There is one large farmer I have in my eye just now who farms 1,200 acres of land. I have seen his books; he has spent 1,500*l.* a year in linseed and cotton cakes. He keeps a flock of about 1,300 to 1,500 sheep, and feeds—he never breeds—200 to 250 head of cattle. He has done that for some years now. He is using exactly the same quantity of cake, in fact at the present time he is using a ton of cake a day every day; he says he dare not do otherwise. He has got a good tenant right in cake, and if he was to use less this year he would lose a lot. It is on the three years' average; you get a tenant right on the three years' quantity used.

36,511. Is he able to pay his rent?—Yes, he is able to pay his rent, but he wants it reduced, and he told me the other day that if times go on as they have done he will be obliged to have a reduction of rent or leave his farm, but he would rather spend a little more capital now, using exactly the same amount of cake, as I say, because that keeps his tenant right better. If he were to use no cake this year, as it is on the average of the last three years, that would bring his average down very much.

36,512. What is that gentleman's rent?—I should say a very little over 17*s.* an acre. It is a splendid farm, and under a first-class landlord. His landlord will not let him leave if he can possibly keep him.

36,513. That farm might not pay at 15*s.* an acre; still it might pay at 10*s.* an acre, might it not?—He says he should be perfectly satisfied if he could get half a year's rent returned for this bad season.

36,514. That is a question of rent, is it not?—Yes; it will be entirely a question of rent.

36,515. Now with regard to these lands which are not worth any rent, and which are not worth cultivating. Had they not better be let go for grazing sheep without any expense being gone to on them?—It is the high farmer who is getting the benefit of the bad years now. His land is in such good condition, and he has no wheat—he has not grown a handful of wheat,—it is principally oats this year—so that he is not losing so much as some of them. I have known this farm I have just been speaking about for the last 10 years, and I never saw better turnips grown on it than there is now.

36,516. That will be due to that gentleman having capital?—Yes, and to his feeding 250 head of cattle—he never breeds any—and keeping a flock of 1,300 to 1,500 sheep. He is obliged to have a second crop. Some of the corn would be nearly wasted if he did not grow a second crop. He can get a better quality of corn by having two crops; in fact now, with barley, we generally say that we can get a very much better sample of barley on the second crop than on the first for the maltster.

Farmers' capital.

34,517. Is the depression not considerably intensified by a man farming too much land, or by the want of capital?—In some cases it is, but in our Wold district a man if he has anything like capital can farm 1,000 acres cheaper than he can 500. For the 1,000 acres only a few extra men and implements and a few more horses are wanted.

36,518. As a rule, as you know, farming will not stand the burden of bank interest upon it?—No, it is a great loss if they have not the capital, a very great loss. Then another thing, bankers, middlemen, and those people will help a good farmer a little bit more. The bad farmer has every disadvantage now. Bankers fight rather shy of advancing money to bad farmers, but a good farmer, like the one I have mentioned, if he wants an advance of 500*l.* or 1,000*l.* has no difficulty in getting it for a short time.

36,519. In the case of a farmer without capital the middlemen you have mentioned take advantage of him?—Yes, a very great advantage.

Co-operation for the purchase of feeding stuffs, &c.

36,520. Is that not often the reason why the banks curtail his credit?—The Holderness Agricultural Club started co-operation in order to buy cakes, feeding stuffs, clover, seeds, and they asked me if I would manage it for them. We started with clover seeds this last year. We could sell them to the farmer for 4*s.* a stone less than he could get them with a guaranteed analysis of purity from the Royal Agricultural Society's botanist. We sold a few hundred pounds worth, but it was principally to men who had capital. One of the conditions was that they must pay cash. We could not do it without the payment in cash. Therefore the farmers that we intended to benefit could not take advantage of it. Several of them came to me and said they would be delighted to do so, but the fact was that they were not clear of their seedsman for last year, and they had not paid all up for the seeds for last year.

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36,521. So that it comes to this: that energy and capital often pull a man through when otherwise he would go to the wall?—Yes. We cannot offer any benefit to the farmer that we want to benefit. That is so with reference to the State loans. If by any means they could help a farmer in that way there is many an honest man who, if he had more capital, knows how to farm properly, and would farm properly.

State loans.

36,522. Regarding State loans, what security could a farmer give to the Government for a loan?—If he bought a flock of sheep, or anything like that, I should have them as a security, and I should make it penal for him to part with them to anyone except to the proper authority.

36,523. The sheep might, perhaps, die and disappear?—You might make him insure them; I believe there would be no difficulty about insuring.

36,524. Do you not think there would be a little difficulty in a guarantee on the sheep?—As a rule, on the Wolds, I know many farmers to whom, if they could get a little help in that way, it would be a very great assistance.

Corn cake.

36,525. But, still, there would be considerable insecurity in the loan, would there not?—There would be a little; but now you are not only ruining the farmers, you are ruining every interest connected with them. Some of the seed crushers tell me now that they must make less cake, there is so little demand for it, owing to the farmers using so much of their own feed. I am very glad of one thing, Hull has been a great place for making what they call corn cake, and farmers have been very much overcharged for it. They have been buying at 7*l.* per ton, and selling their own produce at 4*l.*; now, I think, they are making little.

36,526. Is that not accounted for by the want of energy and business habits of a farmer?—That has a great deal to do with it. It is surprising how farmers in the last few years would buy that cake, but the manufacturers pushed it a good deal, and got the farmers into their books for a ton or two of the cake, and kept them there.

Description of district.

36,527. (*Mr. Little.*) Your evidence refers to about one-half of the east riding of Yorkshire, does it not?—I will just give you particulars: the Wold district has an area of 400,000 acres, the Levels 200,000 acres, and the Holderness 160,000 acres; that shows that it is a little more than half.

36,528. The two other districts, the Levels and the Holderness, are less favoured, I understand, than the Wolds?—The Levels district is generally good loamy soil, and I believe they are doing fairly well. The district runs from Hull round to the Vale of York.

36,529. They grow potatoes and mustard?—Yes; but mustard is paying very badly this year.

36,530. It is a varied cultivation?—Yes.

36,531. And the district does not depend so much upon corn?—No; and they have more grass land.

36,532. The Holderness district, so far as you know, is less fortunate than the Wolds?—Yes, most of it is very strong land.

Demand for farms.

36,533. Is it possible that the competition you speak of, as existing at the present time, for Wold farms, is increased by people coming from less fortunate districts?—Yes, I think it is partly owing to that. You soon get to know when anyone is leaving a farm, and a man who has a farm not so good will change into it. Many of the landlords allow a tenant on a poor farm, if he be a good farmer, to go on to a better farm. We have some of the finest landlords possible. There is a letter in the "Yorkshire Post" yesterday from an East Riding farmer, which I read as I came up to London in reference to his landlord; I think everyone ought to read it; I do not know whether you would care to hear it read; I have it here.

Rates.

36,534. Perhaps you would hand it in. There is only one other question I have to ask, and that is about the excessive local rates in urban districts. What you have

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said would not apply in purely rural districts, but you have urban districts which include a very considerable area of agricultural land, have you not?—Yes, we have several urban districts which are principally composed of agricultural land. In the parish of Hessle, they have been trying to get it made into a rural district, and I know one farmer who is leaving his farm principally on account of high rates.

36,535. The pressure of rates?—Yes. I expected to have had the figures. I do not like to mention them now for I cannot vouch for them, but they are very considerably higher than on farms adjoining.

36,536. In such a district a farmer may be rated for purely town purposes from which he derives no benefit whatever?—Not the slightest.

36,537. Such as lighting the streets and draining the town?—As to the drainage of a town, he is four or five miles from the town, and then he has to pay gas rates and sanitary rates. I do not see that that is the slightest benefit to a farmer. That is a very great matter; and farmers say they ought to be entirely relieved from many of these things except just purely local rates.

36,538. Even where the farmer pays only upon a fourth of the value of his land he is subject to a burden from which he derives no benefit whatever?—That is so. In many of the Wold districts they suffer a good deal from want of water. That was the great drawback last summer, there were not sufficient reservoirs.

36,539. Do you mean in the villages or on the farms?—On the farms.

36,540. The sanitary authority supplies water to the villages, but does not supply it to the farms?—That is it. In fact some farmers would be very glad to have water from the waterworks, but the authorities will not lay the pipes down for them.

36,541. The land has to pay for supplying water to the houses?—Yes.

36,542. But the houses will not pay for supplying water to the land?—No, they will not bring it to the farms.

36,543. (*Mr. Gilmour.*) What is the population of this town that you specially referred to just now in reference to this district?—The urban district?

36,544. Yes?—I could not say exactly.

36,545. (*Viscount Cobham.*) What town is it?—It is Cottingham; that is in the centre of an urban district and it extends so many miles. All the land in that parish, it makes no matter how far away it is, is included under the urban sanitary authority.

36,546. (*Mr. Gilmour.*) Is it a 3,000 place, or a 2,000 place?—I should think it has about 3,000 inhabitants or something like that.

36,547. (*Mr. Dalton.*) How did it come to be an urban district?—It was made one a few years ago.

36,548. Did they adopt the Act themselves?—Yes; and in Hessle, where I am living now, we tried to adopt it; we have 3,000 or 4,000 inhabitants.

36,549. (*Mr. Chaplin.*) You tell us that there are plenty of good men with capital who come on to farms——?—Yes, I believe there are plenty.

Demand for farms.

36,550. You tell us that, and also that there are more applications for farms; is that partly owing to the fact that you had a better year last year in Yorkshire than in many other counties?—Yes, I think that partly has to do with it.

36,551. What happened there I think was that while many other counties were suffering from drought you had a good deal of rain?—Yes, we had nice rains. Some of the grass suffered a little from the drought, but then stock as a rule do very much better on a short pasture.

Horse breeding.

36,552. Then you said a good many men on the Wolds had taken to breeding hackneys to a considerable extent; is that another important factor in causing the demand for farms?—Yes, it is a very important fact. Some farmers devote all their attention to that. Many of the farmers keep a hackney brood mare or two. We had a hackney stallion sold by auction the other day for 4,000 guineas.

36,553. That might partly account also for there being a better demand for the farms?—Yes there are some people who like to go in for hackney breeding if they can get hold of a Yorkshire farm—in fact, there is a gentleman come out of a manufacturing district near to Driffield, who is taking a farm for breeding hackneys—he is a man who is well to do.

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36,554. Then you also told us there are lots of the finest landlords in the world in Yorkshire?—No doubt.

36,555. Has that something to do with it?—That has a great deal to do with it. You have a few good ones in Lincolnshire. We have one landlord now who is spending 180,000*l.* over building a church said to be the finest church of its size in the world. He has some of the finest farm buildings that any man possibly can have. So he is not pinching his tenants to build the church.

36,556. (*Mr. Lambert.*) Is that church intended to remedy the agricultural depression?—No, not to remedy agricultural depression; I say he is building this and he is remedying agricultural depression; he has not a single farm to let.

Condition in the Holderness district.

36,557. (*Mr. Chaplin.*) I think you told us there was a very different state of things in Holderness; that there is not the same demand for farm houses there?—No, some of the strong land farms there the landlords have to farm themselves.

Irish land laws.

36,558. As I understand there is no desire in your district for any new legislation in the nature of a land court?—No, I think not. There are a few, as I said, who say we ought to have an Irish land law, but I think they are the exceptions.

36,559. They are in a great minority?—A very great minority.

36,560. And they do not represent feeling or opinion in Yorkshire at all?—No, we do not believe in it. As I said, there is such an extremely good feeling between landlords and tenants that, in fact, many of the landlords would do very much more, but they are not able to do it.

Low prices.

36,561. Another reason, I think, you held out to us why they are taking farms occasionally now in the wolds is that there is a general impression that we have got to the end of the low prices?—That is a very general impression.

36,562. Is it the general view in your district that the fall in prices is the real cause of the depression and trouble?—Yes, I think that is the general impression, in fact, I have no doubt that is the great cause of it.

36,563. Now, supposing they are wrong in their general impression that we have got to the end of the fall in prices, and supposing that the fall in prices was to continue next year as it has continued into this year from last year, and many years before, what would be your view then as to the future of farming in Yorkshire?—I think many of the tenants who have been taking farms lately would very soon give up. There are men who would not care to lose money like some of the old-fashioned farmers. Men who had given up eight or ten years ago with a little capital are going back into farming now.

36,564. If that class of men you are now speaking of were to take that decision to give up the farms what would be the position?—I should think they could not be let at anything near the rent.

36,565. In fact, it would all go to ruin?—If the landlord takes a farm—a thousand acre farm—he gets no rent, and he is very likely out of pocket besides.

36,566. I have experienced that myself?—Many landlords have.

The Agricultural Holdings Act.

36,567. Would any alteration whatever of the Agricultural Holdings Act have any effect at all, in your opinion, upon the depression?—In my opinion it would not have the slightest, but some farmers think it would. The Agricultural Holdings Act is no use except in the case of a man leaving his farm; and they have generally good tenant rights.

36,568. Your object and my object, and the general object, of course, would be to help the people who are not leaving the farms, but who are staying in them?—Entirely, and every landlord is doing all that he possibly can to do that.

A large farmer in the Wold district.

36,569. Now, in answer to Mr. Clay you mentioned one farmer who you said was doing well; but I think you said that was an exceptionally good farm?—I did not say that he was doing well, but that he could nearly make ends meet.

36,570. But that was an exceptionally good farm?—We have many good large farmers, that is, tenants with

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plenty of capital, who tell me that until last year they could just about make ends meet; but this year as I have said this farmer and others that I have mentioned say that they shall be half a year's rent out of pocket.

36,571. Even this year?—This year, the present year.

36,572. That is on a farm which is rather better than the average?—Yes, and which has been well farmed for the last 50 years, to my knowledge.

Uncultivated land.

36,573. Then I think I understood Mr. Clay to ask you whether it would not be better to let the land which did not pay—that is the more moderate land—go out of cultivation altogether; but is not that class of land a very large proportion of the whole?—The greater part of Yorkshire Wold land is very light soil, and it is only the high farming that keeps it up.

36,574. So if that view of Mr. Clay's was adopted it would mean that the greater part of the land in the Yorkshire wolds would go out of cultivation altogether?—I think a third of the Yorkshire wolds would go out of cultivation.

Land laid down to grass.

36,575 (*Mr. Clay.*) In the question I put to you I only suggested that if that land, the wold land, the sheep land, would not pay for cultivation, it might go to grass and then be managed at a moderate cost per acre, when it would pay a rent?—But then you see on the Yorkshire wolds you cannot get grass if you let it lie; it will do for two or three years, but after that it will scarcely keep a sheep an acre.

36,576. (*Mr. Chaplin.*) If the Yorkshire wold land, such as you describe and such as I am acquainted with myself, were treated in the way that was suggested by Mr. Clay, although it may stand for two or perhaps three years, it would be absolutely worthless afterwards?—After the third year it is worthless.

36,577. (*Mr. Clay.*) Would it be worthless as grass if you had taken to feed sheep on it?—They would not live upon it; you could not feed them upon it—what you feed them on would have to be carried to them.

36,578. Then I am mistaken in the kind of land that it is?—Yes. A great part of the wold land of Yorkshire is very much of that class when laid to grass.

Fall in prices.

36,579. (*Mr. Chaplin.*) Then you see nothing for it, I gather from your evidence, no hope of any real permanent improvement, unless the fall in prices is stopped by some means or other?—I do not see that there is any other chance I think they might be very much relieved by the burdens on land being removed. I live near Hull, where there are large importations of wheat.

Bi-metallism.

Bimetallism is a question I know little about except from reading, but a large importer of wheat told me the other day that he gets thousands of quarters from the Argentine. He says he sends a thousand sovereigns out there for wheat, and he can get 2,500*l.* worth of wheat back for it. That certainly must have a great effect on lowering prices.

36,580. That is not a question you have studied deeply yourself?—I have read a very great deal about it. I read your Chairman's speech to the Bradford Chamber of Commerce the other day three or four times over and he rather converted me; but then Sir William Houldsworth replied to him and I have studied it a great deal by reading, as I have plenty of time to read those things, and it has been very interesting——

36,581. You ended by taking Sir William Houldsworth's view?—I ended by taking his view again.

36,582. Having heard both sides of the question you became a strong bi-metallist?—I thought the Chairman was nearly as much a bi-metallist as Sir William Houldsworth was. There is the impression that it has a great deal to do with lowering prices.

36,583. That is an impression which is spread very widely in your district, is it not?—Very widely indeed—in fact I was asked to mention that particularly. I said, "Well, we have two such different bi-metallists "as Mr. Chaplin and the Chairman that it is a question "I dare not go into at all."

36,584. You have now fulfilled your mission and you tell the Commission that that is an opinion and a view of the position which is spreading very widely in Yorkshire?—Very widely indeed in Yorkshire. Another thing is spreading, and that is that options in wheat are considered to be a great means of reducing prices. We think in Yorkshire that if you can get 2,500*l.* worth of Argentine wheat for a thousand sovereigns coming into England it is bound to reduce the price of wheat here.

36,585. (*Mr. Dalton.*) Have you got much tithe in your district?—I do not think there is much tithe, but the landlord pays it now.

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Tithe.

36,586. You do not know what it is an acre at all?—No, I think there is very little generally in our district.

Rates.

36,587. With reference to this urban district—you were speaking of Cottingham—has it been an urban district long?—I have only just come into the neighbourhood—that is, about seven years. It was so when I came into it, but how long before I do not know. Just lately they have been borrowing 20,000*l.* for this drainage.

36,588. You do not know what the rates in the £ are there, do you?—No, I did not care to go into figures. I thought you had heard so many figures that it was no use my going much into figures.

36,589. What remedy would you propose for such a case as you have mentioned, where they are paying urban rates three or four miles off?—I should take it entirely off the land; I would not have any of these rates.

36,590. Would you not have any rates at all on the land?—I would only have just the pure local rates.

36,591. Which do you consider the local rates—the rural?—Yes.

36,592. You would take the place out of the district, in fact?—I would take it out of the county altogether.

36,593. You would take it out of the urban district and put it into a rural parish?—Just the common rates that used to be prevalent 50 years ago.

36,594. The county council can take it out of the urban district, can they not?—I would take it entirely out, I would put it on the exchequer, and let everybody pay alike to it.

36,595. I am speaking of this urban place; you have a special grievance in one place, because a place which is four miles' distance from a town has to pay urban rates; cannot the county council remedy that by taking it out of the urban district and making it purely rural, when it would not have to contribute to town rates at all?—I do not think they would do it.

36,596. They have got full power, have they not?—I do not think they can do it very well; they have the power. The farmer I was speaking of just now has decided to leave his farm—he has a little money left, and he says the sooner he is out of it the better.

36,597. (*Mr. Long.*) What Mr. Dalton means by his question is this: have not the county council got the power under the Act of 1888 to re-arrange the urban district and take out these rural places—these farms?—Yes, they have power.

36,598. They have the power: that, of course, we know?—Yes.

36,599. But would you say that it would be a practical impossibility for them to do anything of the kind?—I should say so.

36,600. The local opposition would be so strong on the part of the urban place?—It is really in the parish; I do not think that you can well take it out.

36,601. (*Mr. Dalton.*) But they can alter the area?—They can alter the area, but I do not think the county council would ever think of doing such a thing.

36,602. Urban areas have been altered very considerably by county councils in most parts of the country; there is a great difficulty in altering a borough, but is there any difficulty in altering such a district as Cottingham?—They have got one altered. They have done away with South Cave.

36,603. Was that done by the county council?—Yes.

36,604. Then they can do it?—Yes; there is no question that they can do it, and that they can create a new one.

36,605. That is the right way of dealing with that particular grievance, is it not?—Yes, but then what chance has a farmer to go and get it done.

36,606. I suppose it is not only one farmer who is these four miles off—I suppose there is a good deal of land in question?—A good deal of the land is accommodation land. Cottingham is a place that supplies Hull with vegetables.

36,607. I thought the place was four miles off a town?—This particular farm is four miles off.

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36,608. (*Mr. Little.*) Would it not be the case that there would be perhaps 400 people whose interest it was to keep the land in the urban district, and only four or five whose interest it was to take it out?—Yes.

36,609. (*Mr. Dalton.*) Would the town gain much by taking a farm of that kind in?—They do not care to have anything taken from them.

36,610. But no attempt has been made to do it?—No attempt has been made to do it, and I do not see how you could do it.

36,611. (*Mr. Long.*) You said it had been done in a particular case, but I did not catch the name?—There is one which has been done away with. It is South Cave.

36,612. South Cave was under an urban authority, and that has been done away with?—Yes.

36,613. But that is a totally different case from what Mr. Dalton suggested to you, namely, that a particular part should be taken out of an existing urban authority?—It is a very different thing.

36,614. In the case of an urban authority extending, as they frequently do, and as they appear to do in this instance, into what is practically a rural district, is it a practical impossibility for the county council, being an elected authority, to take the rural district out?—I should say it would be rather difficult for them to do so, especially as it has been created, I should think, some years now. The other that I speak of that is done away with is within 15 miles.

36,615. That is a totally different thing; abolishing an urban district altogether and taking out certain portions of a district are two different things?—Yes, it was purely an agricultural district, and therefore they have done away with it.

36,616. (*Mr. Dalton.*) I suppose when the district was originally formed, it was by the ratepayers of the whole of the parish adopting the Act?—Yes, they would adopt the Act.

36,617. They were able to do that a great many years ago, but they can do it no longer now. They have to get the sanction of the county council now, and in case of appeal, of the Local Government Board before they can form such a district?—We wanted to form an urban district council in Hessle, which is a suburb of Hull, and they would not allow us.

Light railways.

36,618. (*Mr. Channing.*) I see you have mentioned light railways in your brief; have you any practical knowledge of any experiments in that way?—There is a friend of mine who has gone very greatly into it, that is Mr. Hall, of Darlington. In many of the districts it would be a very great advantage. His is a very simple method, and I have advised him to bring it before the Conference, which is being called by the Board of Trade.

36,619. You have no personal knowledge of it yourself?—No, I have no personal knowledge of it. I know it is thought to be a very great advantage in many districts.

Rates.

36,620. (*Mr. Elton.*) Did I understand you to express an opinion that a county council could alter its area in order to relieve someone of the rates?—I do not know about relieving someone, but they have power to alter the area.

36,621. They have under certain circumstances?—Yes, under certain circumstances.

36,622. Either your answer was not practical or you seemed to imply that the area could be altered for the purpose of relieving a portion of the district of the rates?—No, I did not intend that. I say that they have the power, but I do not think that any single farmer would be listened to if he were to ask for an alteration so that he could be relieved from the rates.

36,623. Is it not going rather beyond your real scope to say that they have the power to do it?—I believe they have the power.

36,624. Have you considered the subject whether a County Council could do it for any reason that might be suggested to them?—I do not know what reasons they have, but I know that they have the power.

36,625. We know they have the power in certain cases, but I want to get this clear on the notes. Do you or not, express the opinion on the legal point that they could do it with a view to relieving certain persons of the rates?—I do not think they would do it to relieve this farm that I speak about.

36,626. You say they would not do it, but do you wish to have it on our notes that your opinion is that they could do it for that purpose?—I do not know what purposes they can do it for.

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36,627. I know you do not, but do you wish to express that legal opinion?—No, I do not wish to.

36,628. I thought you admitted rather too much to the honourable gentleman?—I say I do not think they would.

36,629. (*Mr. Long.*) The county council have power for any reason; the county council are not bound to give their reason, are they?—No.

36,630. (*Mr. Elton.*) I do not wish it to go down on the notes, that it is the rule that they would do it for that object?—I do not think they would do it in this case for a moment, but I think they have power to do a very great deal.

Restriction on cultivation.

36,631. Now about the restrictions: I think you said first that you would not have any restrictions?—I would not have any.

36,632. Then you at once remembered a very strong restriction that you would always have about replacing the manurial value of the straw taken away?—Yes, as long as we have that restriction. It is a benefit to a farmer to farm well, and a good farmer would always replace manurial value. I say the land agent is the proper man to see whether a man is farming well, and if he does not farm well, let him go.

36,633. What I understood you would wish to be in the agreement is that if the straw was taken away there should be a replacement of manurial value?—That is if there be restrictions, but I say I would rather not have any.

36,634. Would you let him sell it without making any provision for replacing it?—I certainly would prefer no restrictions.

36,635. I suppose so far as your experience goes there always have been some restrictions?—Yes, there always have been some restrictions? In my own case I farmed a farm for 50 years, and my agent told me as long as you farm as you are you can practically do as you like; but he said if you are leaving your farm, you must leave it according to the agreement.

36,636. I am only getting your answer clear. You said, I think, that the farmers preferred these agreements without restrictions?—Yes.

36,637. Have you ever seen one without restrictions?—No, I have not seen one.

36,638. Have the other farmers?—I scarcely think there is such an one without restrictions now; I say I do not see why a farmer ought to be restricted. I think that farming now is on a different footing altogether to what it was when those restrictions were put on. I think a farmer ought to be at liberty to crop and do anything he likes.

36,639. I am not dissenting from your view at all. I am only trying to get it clear?—That is my decided opinion.

Railway rates.

36,640. (*Viscount Cobham.*) I think you wish to add something about railway rates?—Yes, they are bitterly complained about, especially in regard to the advantages given to foreign products and the charges on small parcels, say, of butter, poultry, fruit, bacon, &c. I cut a piece out of the paper yesterday, as I came up, referring to some action which was brought by the Mansion House Committee, where there was 17*s.* 11*d.* a ton charged from Southampton for English produce, and 6*s.* for foreign.

36,641. (*Mr. Lambert.*) Is that authentic?—I have the paragraph here.

36,642. Can you vouch for this yourself?—I cannot vouch for it. That is what I cut out of the "Yorkshire Post," and we consider that a very good authority in Yorkshire.

36,643. (*Viscount Cobham.*) You have seen it stated that that was the case?—Yes, I just cut this out of the paper as I came up to London yesterday. I generally get a flour barrel with eight stone of apples from my old landlord, and the railway company charge me 1*s.* 6*d.* for that just for carrying it some few miles. In some years that is nearly the price of the apples. We want some cheaper means of conveying the produce.

35,644. Such as light railways, or some such things?—Yes. In many parts they convey for as much a ton as you get for a hundredweight here.

The witness withdrew.

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Mr. Thomas Duckham, called and examined.

36,645. (*Viscount Cobham.*) I think you were Member of Parliament for Herefordshire for some time, were you not?—For seven sessions.

36,646. You were a tenant farmer in that county?—Yes.

36,647. But you gave up farming in 1889?—Yes.

36,648. Are you a Trustee of the Smithfield Club and Member of the Council of the Royal Agricultural Benevolent Institution?—Yes.

Depression in Herefordshire.

36,649. What is the extent of agricultural depression in Herefordshire at present?—It is not so severe in Herefordshire as in some other counties.

36,650. To what do you attribute that?—The crops are more varied in Herefordshire. It is very severe upon certain parts of the county, but there is a considerable area where hops are grown in the county and a great deal of fruit. Those things come in, and assist very materially.

36,651. There is a good deal of grass upon most of the farms, is there not?—Yes.

Reduction of rents.

36,652. Comparing rents now with the rents paid 15 or 16 years ago, how do they stand?—Upon the hoplands and first-class grass lands there is very little alteration, but upon the second and third-class lands there is a very great alteration.

36,653. How much reduction would there be?—Upon the second-class land fully 20 per cent., and upon the other 30 per cent. or more.

Farmers' capital.

36,654. Have farmers lost their capital to any great extent?—Very seriously.

36,655. Would you say that a good many have gone, with very little of their capital left?—Yes, a great many of them have become bankrupt.

36,656. Has there been a considerable change of farm tenants?—Yes, there has. Several farmers who invested capital in the purchase of farms, borrowing on mortgage that which they were short of, have lost their all.

Deteriorated farming.

36,657. As the result of the depression has farming deteriorated a good deal?—Yes.

36,658. Is there less labour employed?—Yes, there is no means to pay them.

36,659. And less manure and less feeding stuff given?—Certainly.

Foreign competition.

36,660. To what do you attribute this agricultural depression?—Unquestionally to foreign competition.

36,661. To low prices caused by foreign competition?—No question of it, I think.

36,662. As to that, do you see any prospect of improvement or any remedies that could be applied?—The only substantial remedy that I see is in the question of local taxation.

36,663. I mean with regard to foreign competition you do not think that anything can be done there?—No.

Local burdens.

36,664. But you do think that the farmer should be relieved of some of the burden of local taxation?—I do.

36,665. Are your rates on the increase or on the decrease in Herefordshire?—They have increased.

36,666. Could you give us the figures for any two periods?—No, I cannot, except upon the question of the highways; I have not got the other figures.

High road rates.

36,667. Whatever increase there has been has been mainly due to the main roads, is that so?—Yes it is. I have been sadly afflicted from accident the last seven weeks and I have not got all the figures with me. There are 439 miles of main roads in the county, and the cost for 10 years averaged 14,926*l.*; for the three succeeding years the average was 16,125*l.*; for last year it was 19,055*l.*, and for this year 19,049*l*; that is an increase of between 4,000*l.* and 5,000*l.*

36,668. Do you attribute that to the establishment of county councils and to the new administration?—No, I do not.

36,669. Are the roads better?—The roads are improved, but the roads have been kept well for a great many years, in fact, the first three years after the Highway Act came into operation establishing main roads, Mr. Coddrington, C.E., was surveyor of the main roads in the county.

36,670. You think the increase in the rate for roads has been partly accounted for by the improved condition of the roads and partly by the change in administration?—Yes.

36,671. Have your other rates been much increased?—Really I cannot tell you.

36,672. Has the whole amount that you pay under the head of rates increased?—I have not any figures of that sort.

36,673. Whether it has increased or not you think the burden upon land is much too heavy?—Certainly.

36,674. How would you remedy that?—I feel that it is most iniquitions that the whole burden of local taxation should be placed upon real property. I think it bears hard upon the urban population as well as upon the rural population, and that it bears very severely upon the struggling tradesmen, mechanics, and others.

36,675. The owners of house property?—Yes.

Rating of personal property.

36,676. Have you any definite suggestion to make how you would shift the burden?—My opinion is that all personal property should be brought in to contribute to the local rates. Personal property and real property now by the death duties are placed upon an equality, and I think you should no longer exempt personal property from the burden which under the Act of Elizabeth was placed upon real and personal property.

Rating of woods.

36,677. Then I understand that you consider that the law as to the rating of woods has added to the burden placed upon the agricultural interest?—Yes, in my county.

36,678. How does the rating of woods affect the farmers?—We have nearly 40,000 acres of woods in the county. My friend Mr. Clare Sewell Read and others pressed for an alteration in the rating of wood lands; we felt that the heavy timber as well as the underwood should be brought in to contribute towards the rates, and an Act was passed, as it was considered at that time to meet that exemption that we felt ought not to exist upon the heavy timber. The effect of that Act was that the proprietors of the woods appealed against the rates and reduced them in many cases 50 per cent.

36,679. Then your complaint is that the woods are not rated sufficiently high?—Certainly.

36,680. (*Mr. Channing.*) The heavy timber, you mean?—Yes, it does not contribute at all.

36,681. (*Viscount Cobham.*) On what ground was the assessment reduced?—The ground was that it should be reduced to the value of the land in its unimproved state, supposing the whole of it was cleared of the timber and underwood and left with the stumps of the trees on the surface.

36,682. Was that laid down as the law?—Yes.

36,683. On the other hand you complain of the damage done to the roads by the removal of timber?—Yes.

36,684. That was intended to be met, I think, by legislation as to Extraordinary Traffic?—Yes, it was intended to be met by that Act, but it has not been met by it. As soon as that Act was passed a timber haulier was summoned for extraordinary traffic, and he was mulcted in nearly 100*l.* damages; but they found he had not got 100*l.* to produce, and therefore that fell through; they could not recover.

36,685. Then it was not the fault of the law?—No. Then the timber merchants were summoned, and the timber merchants paid, I believe. Colonel Decie, who is the Chairman of the County Council, gave evidence the same time as myself before the Select Committee of the House of Lords upon the Highways, and I think he said in one case there was a tree removed in his district, where he was chairman of the highway board—a very large one, of course—and the damage was 60*l.* The timber merchants felt that it was rather an awkward position to place them in, and they combined not to buy unless the damage was guaranteed to them by the vendor. Then there was a test case at Raglan, that is on the borders of the county of Hereford; it is a highway district in Monmouthshire. In that district there is a large quantity of coppice wood belonging to the Duke of Beaufort. This test case was made. The highway board claimed so much damages to the roads, and it was tried in the Court of Queen's Bench. The

board was beaten, and beaten in this way: the wood that had been removed over these roads, and which had done the damage, was shown to be something between 15 and 20 years' growth. It was simply coppice wood, consequently a crop, and the owner had as great a right to move that crop as a man would have a right to move a crop of wheat. It was shown to be a crop of the district. That, of course, is a very different matter to timber varying from 50 to 100 years' growth.

36,686. Then the highway boards have no remedy?—No. Being beaten at Raglan they do not like to touch the question again, and thus it is that there has not been any compensation, although it has been a burning question with the ratepayers for many years.

36,687. Do you think that compensation should be given for damage by the removal of coppice wood as well as of timber?—They pay for the underwood, and they pay for the lighter growth. Underwood is rated under the Act of Elizabeth.

36,688–90. I am referring to the damage to the roads in the removal of coppice wood. Do you say that coppice wood does not pay for the damage done to the roads?—Yes. It is the large timber that I am speaking of; that does not pay anything, and that does not pay rates. There is the grievance. There are immense trees grown in the hedgerows, and they detract very greatly from the land upon which they grow.

36,691. It pays death duties, does it not?—Yes, I suppose it would, but that does not assist the local ratepayer. I know a case where a man offered 10*s.* an acre more for the farm if the landlord would fall the timber in his hedgerows, and he would not do it.

Assessment to rates.

36,692. Have the farmers got the benefit of the reduction of rents in their assessments?—I think they have. The matter of returning of 20, 30, and 50 per cent., as we sometimes see, is not practised in my county, but I think they have a substantial reduction as far as they have gone.

36,693. Notwithstanding that, the total amount of rate paid you consider has not diminished, at all events in Herefordshire?—No; the total amount of rate paid is equal to what it was, or more than it was; in the case of the roads it is certainly more.

Local burdens.

36,694. Do you think that the burden of local taxation has had a very considerable effect in aggravating the depression of agriculture?—Yes, I do.

36,695. Do you think it makes the difference between farms being taken or not taken?—Yes.

36,696–7. In fact, it is a factor in the depopulation of the rural districts which is going on?—Certainly.

Farmers' capital.

36,698. (*Lord Rendel.*) You say there is a great depletion of farming capital in your county, I think?—Yes.

36,699. Do you not think there is a corresponding loss of farming enterprise and energy?—If men cannot make their occupation profitable it certainly damps their energy very considerably. We have the same men, to a considerable extent, but a great many left when the depression commenced.

Rural depopulation.

36,700. Do you think it also amounts to reducing the available farming population—the class from which the occupiers of land come?—Yes.

36,701. You think that has been substantially diminished in your county?—Certainly; in fact the returns show it.

36,702. Does the diminution apply to the labourer as well as to the actual tenant-farmer?—Yes, it applies to both—more to the labourers than to the farmers.

36,703. In fact, the mischief you think has gone very far indeed?—Yes.

36,704. It would be a very serious business to restore the enterprise, the capital, and the population?—Yes.

36,705. Probably beyond the reach of any legislation?—I do not know how legislation is to do it in any other direction than those I have mentioned.

36,706. With your long experience of the important and representative duties you for a long time so well fulfilled, do you regard the condition in your neighbourhood as one of very grave and permanent exhaustion?—Yes, I do.

36,707. Both of capital, of energy, and of population?—Yes.

High road rate.

36,708. Now, about the roads, have you ever considered any question of the advisability of discriminating between the different characters of roads as is usually done on the Continent?—Yes.

36,709. All main roads are commonly rated, I suppose?—They are all rated, but I have felt from the very first very strongly opposed to two classes of roads. I have felt that the ratepayers should have good roads, and that all roads should be kept up to a good standard.

36,710. Have you yourself any opinion, or do you think there is an opinion in your neighbourhood in favour of making the arterial roads, the principal roads, supported out of Imperial taxation, and only the subordinate roads supported out of rates?—They are so now. There, I think, is a great grievance. You see there are considerable mileages in certain highway districts which are made main roads, and they take a portion of the grant from the Imperial funds. Where there is a greater proportion of main roads in one highway district than in another, the highway district that has the lesser quantity has to maintain all its roads, and to contribute towards the main roads of the other district. The principle appears to be right on the face of it, but I think when you come to consider that a main road is contiguous to a railway station or contiguous to a town there are advantages attendant upon the occupiers of the land and houses in those immediate districts, which more than counterbalance the advantage which a man derives by driving over the road when he occasionally wants to go to the station or to the town. In the one case a man who has been travelling by rail at once reaches his home; he either goes into his business or into his house upon his arrival; the poor fellow who lives seven or eight miles away must drive over a length of road, very often very bad, before he can reach his home, yet he has to pay the same proportion for the maintenance of that road that the other, the more fortunate man, has derived the benefit of.

36,711. Then with regard to the maintenance of the roads generally you said that there is a substantial inequality in the burden which is unfavourable to the rural districts?—Yes.

36,712. (*Mr. Little.*) I did not quite understand you—did you say that the main roads were now paid for out of the Imperial funds?—A certain proportion, you know.

36,713. But there is no specific grant from Imperial taxation for the roads?—It goes to the General Purposes Fund of the County Council.

36,714. At the time the change was made the county justices were receiving from the Treasury a contribution towards the cost of main roads?—Yes.

36,715. And that was one-half the expenditure of the previous year, was it not?—Yes.

36,716. And subsequently another fourth was added making three-fourths altogether?—No, I think you are wrong there. It was in this way: Colonel Harcourt and myself pressed it very heavily upon Mr. Gladstone and he granted, I think, 125,000*l.* the first year. Then the next year it was one-fourth of the cost of the main roads and that was granted to the highway districts; then subsequently there was another fourth of the main roads granted from the National Exchequer, but that was granted to the county authorities and not to the highway districts.

36,717. Then assuming that the present Treasury subvention is equal to what was being paid out of the Treasury for local purposes you are now getting from the Treasury one-half the former cost of main roads, if they are paying on the basis of their former payments?—Yes, I think we are.

36,718. And the other half is provided by the local ratepayers?—Yes.

36,719. You say that many of those who contribute on equal terms do not enjoy the advantage of the main roads to the same extent as those who live close to?—Just so.

36,720. But they use the roads, or may use them?—Of course they use them.

36,721. The ground of the charge being extended over a larger area is that a larger number of people use the roads than those immediately adjoining them?—It is not extended over a greater area.

36,722. The charge for the main road extends over the area of the whole county, does it not?—Yes.

36,723. You told us that your main roads had increased in cost very much. For the first period you

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gave us 14,926*l.*, in what years was that?—That was the average of the 10 years, 1879 to 1889.

36,724. Had it been a growing charge; you say it is an average of 10 years; what was it in the first of those 10?—I have not got the figures for 1879.

36,725. Is it your impression that the cost had been growing up to the time that you have taken, to the end of the 10 years?—No, it had not; but from 1889 to 1892 it was 16,125*l.*

36,726. And now it is 19,049*l.*?—Yes.

36,727. Is that for the same mileage?—No; it is not for the same mileage, it is for 466 miles against 439.

36,728. Then you have additional main roads?—Yes.

36,729. May I ask if you have had any exceptional expenditure in respect of footways by the side of main roads?—No, we have not.

36,730. You have to pay for them in towns?—There was always a little done by the side of the road.

36,731. Footways in towns in front of houses were never paid for before, were they? I mean under the turnpike trustees?—No. That has been a source of a considerable amount of litigation. We have had different appeals. The figures I have given you do not refer to the urban roads.

36,732. This is the case of main roads in rural districts alone then?—Yes.

36,733. What is your proposition then for equalising or removing this unfair tax for highway purposes; have you a remedy?—My opinion is that it should fall upon the county rate.

36,734. The whole of the roads?—The whole; so that all ratepayers should take an equal benefit of the amount received from the National Exchequer.

36,735. Do you think it would be fair for a village road which accommodates only the people of that village, and is never used by any others to be paid for by the county in the same way as a road which is used by many different parishes?—The roads in the villages are now.

36,736. That may be, or may not be; but if you take in all roads you would certainly take some roads which are mere occupation roads, and yet are public roads; I mean roads used only by a few occupiers. (*Mr. Channing.*) They are also used by the brewers and general tradesmen carrying goods to the occupiers, are they not?—The occupation roads do not come upon the rates at all.

36,737. (*Mr. Little.*) I am imagining a road such as I find in my own county which is a public road, and is repaired out of the public rates, but is used almost entirely by a few occupiers of land; it is a *cul de sac*, and there is no through traffic. Would you think it fair that that road should be paid for out of the county rate?—Yes, because it would all come upon an average.

36,738. (*Mr. Elton.*) I suppose the old practice for hundreds of years was that the county rate should pay for roads without making any distinction whether they are highways of a limited character or highways of a main road?—You are quite wrong there.

36,739. I am only asking you to tell me what it was?—They were maintained by the parishes, not by the county.

36,740. When there was prescription it would be by tenure?—They were all parish roads, and there was the parish surveyor.

36,741. When I said the county rate I put it too compendiously. I meant there was a real *trinoda necessitas*, which was that the land-owning public should pay for roads, bridges, and certain other things, and in some cases that was met certainly for a long period by the county rate; in others it was done by arrangement by tenure, and in others it was the parish who attended to it; the idea was that the land paid for every class of highway; is that correct?—Yes, but it did not come upon the county.

36,742. I put it in the more expanded form. What I meant was, the land in the county?—Yes.

36,743. What I was intending to say was that the whole land of the county paid for the roads without making a distinction?—Yes.

36,744. The land met the expenses of the high roads on the same principle as it met the expenses of the bridges, without drawing distinctions between the main roads and the more limited occupations, or limited high roads?—There was no distinction; the distinction arose when the turnpike gates were established. Of course, we know that the turnpike gates had but a short existence.

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36,745. About the Act of Elizabeth; of course, it is as you say about the paying of the poor rate under the Act of Elizabeth, but did not that Act leave an opening for its being put on personalty, too?—According to the wording of that Act they were to pay according to ability.

36,746. Certain kinds of personalty were included as well as realty in the purview of that Act, were they not?—Yes. To pay according to ability.

36,747. That principle of enlarging the purview of the Act has been carried out, to some extent, in our own time, has it not, as in the case of the profits on mines being charged to the poor rate?—Yes.

36,748. You would wish to see that sort of principle adopted very much more fully—you would wish to see it applied to other kinds of personalty?—Yes.

Rating of woods.

36,749. About the rating of timber trees that you were speaking of, did I understand that you wished them to be rated as growing, or when they are sowed?—When they are felled.

36,750. A charge made when they are felled?—Yes. I think myself that the party about to make a heavy fall of timber should make an arrangement with the surveyor of the roads and give compensation, otherwise it becomes a very cruel case. In my county there are very heavy falls of heavy timber, 5,000*l.* or 6,000*l.*, or up to 10,000*l.* or 11,000*l.* worth at a fall, and when that is removed it is a very serious matter for the roads. It renders the parish roads, which are not kept so sound and good as the main roads, unpassable, and, of course, it wears out the main road very seriously. When we talk about the increase in these claims from the different highway districts we are told, "Oh, we have "got such a fall of timber; we have got 200*l.* or 300*l.* "to pay for that," and so on.

High road rate.

36,751. (*Mr. Channing.*) About the roads and the payment for the roads; is it your contention that the Act of 1888 and the recent Act have left things in a position in which certain districts suffer more proportionately and bear a heavier proportion of the burdens of maintaining the roads than they did before those Acts, in practice I mean?—Yes. What I contend is that the Act of 1888 gives a sum in aid for the general purposes, and main roads is the principle matter that falls upon that. Those that have a large mileage of main roads through their district in proportion to the mileage of district roads have got a great advantage; so much so, that if you look in the local taxation returns you will find that there are some highway districts paying about 2*d.* in the £ rate, whilst others are paying 10*d.* and 1*s.* in the same immediate district.

36,752. That is the experience we have in Northamptonshire, and that you say is your experience in Herefordshire?—Just so.

36,753. Would you advise any legislation then to compel the authorities to adopt some uniform system which would equalise the burden, or what is your suggestion?—My suggestion is that it should fall upon the county rates.

36,754. Would you make that by general legislation, or would you leave it to the authorities to adjust?—You cannot do it without general legislation.

36,755. You think the elastic provisions of these two Acts are not likely to work satisfactorily then in settling this question?—Yes.

36,756. But they have worked satisfactorily so far?—It is not satisfactory when one neighbour sees that his next-door neighbour, so to speak, is deriving a much greater benefit than he does from the National Exchequer.

Division of rates between owner and occupier.

36,757. Do you think that the division of rates between owner and occupier is a question that should be pressed?—I have heard a great deal upon that matter. The rates fall upon the owner now, but, of course, during the occupation of a tenant he pays the rates, and pays for any increase of rates that comes upon him during his occupation. I thought years ago when we had so many changes and additional rates placed upon the ratepayer that if it fell upon the owners they would be a little more careful. I think they have now become alive to the position, and they are not likely to charge us with any additional burden.

36,758. About the permanent reductions of rent: you say there have been permanent reductions of rent as I understood you?—Yes.

Reduction of rent.

36,759. Have those been sufficient in most cases to put upon the landlord's shoulders the burden of all these rates which you say have increased?—Of course they could take the burden of the rates, but you know there is the depreciation in the value of the produce. That is the trouble. The depreciation in the value of the produce is so great that it is impossible for them to pay their way upon much of the land.

36,760. If the reductions of rent have not been very heavy, part of the burden of the rates, especially these new rates, would still rest upon the tenant, would it not?—Yes.

36,761. How far would you consider the reductions of rent in Herefordshire correspond with the tenants' losses from the fall of prices?—There is a great deal of the land in Herefordshire that is not worth anything more than the rates and taxes.

36,762. But it is let for something more than that, is it not?—Yes, when they can get it.

Rent of orchards.

36,763. I do not think you said anything about land used for fruit trees. Has the rent of that gone down very largely?—No. If you remember, I think I referred to hops and fruit. There are 26,435 acres of orcharding in the county.

36,764. The rent of that has not gone down very seriously?—No, not so seriously as the other.

Hop-growing.

36,765. Has the area under hops increased lately or decreased?—It has slightly increased, I think.

36,766. And the hop-growers are in a less depressed frame of mind than they were three years ago?—Yes. This has been a bad year for hops, but last year was very fair. This year the crop was light and the price was very bad.

Dairying.

36,767. Have you made any attempt in Herefordshire at co-operation in dairy farming or any other form of farming?—There has been nothing of the kind, in fact it is not a dairy county. The soil of Herefordshire is not adapted for dairying as are many other counties. There is a well-known absence of phosphates in the soil which is not favourable to dairying.

High road rate.

36,768. (*Mr. Dalton.*) I think you said that your main roads increased from 439 miles in 1889 to 466 in 1894?—Yes.

36,769. I find the average cost of keeping them up to be about 40*l.* per mile taking them for the whole county at the present time?—The average of the highway districts is 40*l.* 16*s.* 11*d.*, and for the county, that is including the urban districts, 46*l.*

36,770. That would account for rather more than 1,000*l.* increase out of the 4,000*l.* increase that you gave us between the periods?—Yes.

36,771. Then there was an additional 3,000*l.* of expenditure on main roads in the rural districts since the passing of the Local Goverment Act, or perhaps not quite so much?—Yes.

36,772. Can you say what the addition was in the urban districts?—Yes.

36,773. What was the addition then—did that come to 1,000*l.*?—The average expenditure for the 10 years was 874*l.*, but Hereford being a corporate city and the roads being disturnpiked previous to the Act coming into operation, Hereford derived no benefit from the alteration of the law until the County Council came into operation. Then the cost was 3,334*l.* for the first year.

36,774. What is it now?—4,155*l.*

36,775. As compared with 874*l.* previously?—Yes, but you see that omitted the city of Hereford.

36,776. At the utmost this would come to something under 2*d.* in the £ for the whole county in addition, supposing the whole of it fell upon the rates, but as a matter of fact you got very large additional Government subventions and did they not cover that 2*d.*? You had half the cost of the main roads prior to the passing of the Act of 1888; you then got that money handed over to you and a very large surplus besides?—Yes.

36,777. What I want to know is, would that surplus cover this additional cost which comes to the 2*d.*?—Yes, it did.

36,778. Then that ought not to have caused your rates to be increased now as compared with 1889. This, I understand, is the rate of which most complaint is made; you complain that the rates have risen very much, but I do not at present see how this particular rate can have increased at all; at any rate the extent to which it has increased must be very small?—The other roads are very much increased.

36,779. The highway rate must have been reduced by taking these 29 miles off from the highway authorities and letting them go on to the county; you must have relieved the highway ratepayers of 29 miles of road?—Yes, in certain districts; that is what I say. Those districts have been relieved to the disadvantage of other districts which have not so great a mileage in proportion to their district roads.

Rating of woods.

36,780. The assessment on timber is a very difficult question, is it not?—It is.

36,781. Is it not very difficult to put an annual value upon woods consisting mainly of timber from which you get no regular annual value—is that not a difficulty?—There is a difficulty there, no doubt.

36,782. How would you assess it? You may not cut the tree for a hundred years afterwards, and you would not wish a man to be paying rates on it the whole time?—No; but when the trees are cut there should be some compensation for damage.

36,783. But you could not assess them in the ordinary way?—If you were to come into the country and build a mansion, the highway boards would call upon you for something for extraordinary traffic, although you would be increasing the rateable value of the district by the mansion that you build; but if the timber is felled, as I said, it does an enormous amount of damage, and they sometimes bring 8,000*l.* or 10,000*l.* worth of timber over the roads without compensation for damage.

36,784. I am not saying there is not a grievance, but how would you meet it, would you deal with it in the same way that you do with saleable underwoods? You take an average value for your saleable underwoods in assessing them, do you not, for a given number of years?—Yes.

36,785. If you have extensive woods, cannot you do something of the same kind or is the timber not cut down with any regularity at all?—It is not cut down with any regularity at all. There has been a regular slaughter amongst it of late years and it looks as though the county would be divested of timber.

36,786. Then the grievance would disappear?—The grievance would disappear when it is, but it is a very great grievance now. I am sure you can see it.

36,787. But there is a great difficulty in dealing with it?—I know there is.

(*See* letter addressed by the witness to the Commissioners, supplementary to his evidence. Appendix VI.)

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Sixty-seventh Day.

Friday, 30th November 1894.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
The Right Hon. Baron RENDEL.
The Right Hon. HENRY CHAPLIN, M.P.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLOCK LITTLE, Esq.
WALTER HUME LONG, Esq., M.P.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., } *Assistant*
ALAN M. MACKINNON, Esq., } *Secretaries.*

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Mr. THOMAS HENRY ELLIOTT called and examined.

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36,788. (*Chairman.*) You are the permanent secretary to the Board of Agriculture?—Yes.

36,789. You have held that post since January 1892?—Yes.

36,790. And previous to that time you held other posts in the Civil Service?—That is so.

Constitution and powers of Board of Agriculture.

36,791. The Board of Agriculture was constituted by an Act which passed in 1889, and which received the Royal assent in August of that year?—Yes, I put in a copy of that Act (*handing in the same*).

36,792. And the Board has been in existence about five years?—Yes.

36,793. Will you state what powers the Board took over immediately on its constitution?—In the first place, the Board took over the powers and duties of the Privy Council under the Contagious Diseases (Animals) Acts, consolidated last session under the title of the Diseases of Animals Act, and under the Destructive Insects Act of 1877, an Act specially directed against the Colorado beetle. Then in the second place, the Board took over the powers and duties of the Land Commission under the Tithe and other kindred Acts, the Copyhold Acts, consolidated last session under the title of the Copyhold Act, the Inclosure of Commons and Allotments Act, the Metropolitan Commons Acts, the Drainage and Improvement of Land Acts, the Land Drainage and certain miscellaneous Drainage Acts, the Universities and College Estates Acts, the Conveyancing and Law of Property Act, the Settled Land Acts, the Agricultural Holdings Acts, and the Glebe Land Act. Then in the third place, the Board took over the powers and duties of the Office of Works in regard to the Ordnance Survey. Those were all powers and duties pre-existing in other Government Departments. Then in addition the Board were empowered to undertake certain other things.

36,794. Empowered by the Act of 1889?—Yes, the Board were empowered by that Act to undertake the collection and preparation of statistics relating to agriculture and forestry, to inspect and aid any schools, not being public elementary schools, in which technical instruction is given in any matter relating to agriculture or forestry; and to make or aid such inquiries, experiments, and research, and to collect such information as the Board might think important for the promotion of agriculture or forestry.

36,795. Well, then since the Act of 1889, other duties have devolved upon the Board under more recent Acts?—Yes, I may especially mention the Markets and Fairs (Weighing of Cattle) Act, the Fertilizers and Feeding Stuffs Act, and the Merchandise Marks (Prosecutions) Act. The Board have also taken over from the Board of Trade the duty of collecting and publishing the corn returns.

36,796. (*Mr. Giffen.*) Will you mention that you collect the corn returns also under the authority of a Special Act of Parliament?—Yes, under the same Act of Parliament as the returns were collected by the Board of Trade.

36,797. The Corn Returns Act of 1882?—Yes, the Corn Returns Act of 1882, but the actual business of collection was transferred by an Order in Council from the Board of Trade to the Board of Agriculture in 1890.

Division of work of the Board.

36,798. (*Chairman.*) Will you state how the work of the Board is divided for the purpose of administration?—The greater part of the work of the Board is divided for convenience of administration into three divisions: the Intelligence Division, the Animals Division, and the Land Division, and these Divisions, of course, again into certain distinct branches. I think it may be convenient to the Commission if I take up the various subjects on which evidence is to be given on behalf of the Board, according to the particular Division into which the matters fall. I propose, therefore, with your permission, to refer in the first instance to the Intelligence Division, which comprises three distinct branches, viz., the Statistical, Intelligence, and Educational branches.

Duties of the statistical branch.

36,799. Will you describe the duties of the Statistical branch?—The most important work which falls within the purview of the Statistical Branch is the collection and publication of the annual agricultural and produce returns. The agricultural returns are collected by the Inland Revenue officers from the occupiers of land in the month of June of each year, and reach the department about the last week in July. A summary of many of the principal items is compiled and published during August. An abstract of the returns showing particulars for each division of the United Kingdom, and each county in Great Britain, is issued about October, and the final details, with a general report, are subsequently published.

Collection and publication of agricultural and produce returns.

36,800. (*Mr. Giffen.*) Might I ask whether the Inland Revenue officers do any work in preparing this statistical volume?—Yes, they do a great deal of the preliminary work, and they make an examination of the returns rendered by the occupiers. The results obtained are subsequently examined by the officers of the Board of Agriculture. Then, as regards the produce returns, the officers of the Inland Revenue also collect the information necessary for those returns. They employ persons in each district competent to estimate the average yield per acre of the crops. These persons are usually land agents and valuers, farmers, corn traders, &c. About 250 estimators are there employed, and, as a general rule, separate estimates are made in each parish, the number of separate reports upon which the produce returns for 1893 were based being 13,356. The estimators are paid a fee for their services, a sum of 3,100*l.* being voted for the purpose for the current year, 1894–5. A detailed account of the mode in which these statistics are collected and compiled is contained in the report which accompanied them in 1890. I should like to state, both with regard to the agricultural returns and the produce returns, that much has been done in recent years to improve and

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simplify them, and to accelerate the publication of the various details. It may be useful to the Commission if I put in a memorandum which has been prepared, showing in detail the changes made in the form in which the returns were published since the constitution of the Board of Agriculture.

36,801. It is not necessary to read them, is it?—I hardly think so, but I hand in the memorandum because the subject of the improvement of these returns has constantly engaged the attention of the Board. The Board have very good reason to be satisfied with the improvement which has taken place, and I should like to refer to the fact that the Board are very sensible of the valuable services rendered in this connection by Major Craigie, who was appointed specially for the purpose of taking charge of this and other work in the department. A third important function of the Statistical Branch is the collection and publication of the corn returns, by reference to which the value of tithe rentcharge is annually determined. The system adopted for the ascertainment of the average price of corn was the subject of special investigation by a Select Committee of the House of Commons, which sat in 1888, under the ex-chairmanship of Mr. Jasper More. The statistical branch also compiles the statistics relating to cattle diseases, and is responsible for the collection and publication of returns under the Markets and Fairs (Weighing of Cattle) Act, 1891, as to which I should like to say that we have not done much more than make a beginning in regard to the issue of statistics relating to the prices of live stock, but the Board are disposed to attach great importance to the matter, and to do anything in their power to improve and extend the information available as to the prices both of live stock and of agricultural products generally.

Collection and publication of corn returns.

Collection and publication of returns under Markets and Fairs (Weighing of Cattle) Act.

36,802. Is the subject one which engaged the attention of the Royal Commission on Market Rights and Tolls?—Yes, that Commission gave a good deal of attention to the subject, and recommended, firstly, that it was desirable to collect statistics of market prices of commodities through the agency of market owners as far as may be possible, and, secondly, that it was desirable to collect statistics of the market prices of meat, and in particular that the prices of cattle at per stone, live weight, should be collected in such markets as might be selected for the purpose. Those recommendations have not, speaking generally, been carried into effect as yet, but we should be very glad if it were possible to make some special move in this direction. The adoption of recommendations might involve some increase of the staff of the Statistical Branch, and it would certainly entail the retention of market correspondents at the more important centres. The aggregate expenditure would probably not be large, but proposals for any increase in the cost of the Department are, naturally, very closely scrutinised at the Treasury, and we have had in recent years to make what we considered to be more pressing demands upon the public purse. We should be very glad, however, to know that the Commission view with favour further work in this direction, and it would somewhat strengthen our hands if the Commission considered that information as to the market prices would be of value generally.

Statistics as to changes in character of cultivation.

36,803. Then with regard to the information in your possession as to the changes which have taken place in the character of agricultural cultivation, I suppose the Irish statistics are not under you?—We have no jurisdiction in Ireland at all. With regard to the character of agricultural cultivation, and as to the acreage of cultivated land, I should like to observe in the first place that any evidence which can be given by the Board on this point must necessarily be based almost entirely upon the annual Agricultural Returns, and must follow the lines upon which those returns are built up. For this reason the Board are unable to state to what extent land has been thrown on the owners' hands, as to say with any precision to what extent land has gone out of cultivation, unless it be clear that the owners or occupiers no longer make returns of it under any of the headings in the form of return, and even then the decrease may be concealed by an increase elsewhere in the same area.

Statistics of farms out of cultivation.

36,804. Have you not, at some time, collected statistics with regard to the number of farms out of cultivation—derelict farms?—A return of the number and acreage of arable farms and plots of arable land available for cultivation but unoccupied was issued in 1881 by the Board of Trade, and a similar return was issued in 1887 by the Privy Council, the result of which was apparently to show a better condition of things in 1887 as compared with 1881. We are not, however, favourably impressed with these returns, and we hesitate to put them before the Commission as representing the actual facts either in one year or the other year.

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36,805. (*Mr. Chaplin.*) What were those returns with reference to the land out of cultivation directed to?—They were directed to cases in which the land was available for cultivation, but unoccupied, but they are returns which we should scarcely be willing to attempt to obtain again in that particular form.

36,806. Were those returns made in 1881 and 1887?—Yes, in 1881 and 1887.

36,807. (*Chairman.*) Can you give us the form of particulars asked for?—I could do so. I shall be glad to supply the Commission with a reference to both of the returns; but I may say that after careful consideration we feel that they are not to be relied upon as accurately representing the condition of things at one time or the other.

36,808. (*Mr. Giffen.*) What was the source of information for those returns?—They were obtained through the Inland Revenue officers.

36,809. (*Chairman.*) The information supplied by owners of property?—Yes.

36,810. (*Viscount Cobham.*) Did you use the word "derelict" land?—No, the word "derelict" certainly was not used.

36,811. (*Chairman.*) Was there any information obtained at any time as to the number of farms in the hands of owners?—Yes, but information is now annually obtained. There have also been the two special returns of 1881 and 1887 to which I have already referred.

36,812. Were they different returns, one showing the amount of land out of cultivation and the other the land in the hands of the owner?—I think the 1887 returns give particulars on both points.

36,813. One would suppose that there might be some doubt and difficulty in filling up the return as to what land is uncultivated, but as to lands in the hands of its owners unlet, one would not see any reason for doubt as to the certainty of the information?—No. Of course land might be in the hands of owners who have no desire at the moment to let. Land may also be brought into the same category owing to its acquisition by an occupier. These are two means by which ownership and occupation can be combined.

36,814. Quite so. But if you saw a very large increase at any time of land in the hands of those owners, that would mean that a large amount of land was unlet; and if that amount again was reduced it would appear that the land was being let?—That would be so, subject to the qualification which I have just mentioned. I speak without the return of 1887 before me, and I did not propose to put it in before the Commission as part of the evidence of the Board; but according to that return the condition of things as regards unoccupied arable land was better in 1887 than in 1881. I think I will ask the Commission to allow me to put in those returns, but the Board could not accept any responsibility for them at the present time.

36,815. You have not thought it desirable to repeat them?—No.

36,816. Is there anything in the returns showing the amount of land occupied and owned by persons who make their livelihood by the land; apart from ownership, the land which is enjoyed by persons who have other means of living?—I have not the two returns before me, and I do not propose on behalf of the Board to call attention to them, or to adopt the responsibility for them; at the same time they are public documents, and are at the disposal of the Commission as they would be of anyone else.

Acreage under crops in 1871-5 and 1891-3.

36,817. Have you caused tables to be prepared showing each of the four divisions into which England is divided; and the acreage under crops at different times?—Yes, in the first place we have prepared a table showing the average acreage for certain specified periods of the total cultivated acreage; the permanent pasture, the arable land, and the bare fallow in England, with its different divisions, Wales, Scotland, and Great Britain, which we thought will give the Commission an idea of the gradual changes which have taken place as regards the character of cultivation of the country.

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(*See* Appendix VII., Table I.) In the division I., which comprises the counties of Bedford, Cambridge, Essex, Hertford, Huntingdon, Lincoln, Norfolk, Suffolk, and the East Riding of Yorkshire, the total acreage under all kinds of crops, bare fallow, and grass, has risen from 6,047,000 acres during the years 1871–5, to 6,177,000 acres during the years 1891–3, and there is a rise in the total acreage in the case of each of the four divisions into which we divide England, and also in Wales and Scotland. The table also shows a gradual increase in the amount of permanent pasture, and a gradual diminution of the arable land not including bare fallow. In a separate column we have stated the acreage under bare fallow, or uncropped arable land, which fluctuates very much from year to year.

36,818. You have given us the summary of one return in one division. You have only stated the increase in the acreage under cultivation of some kinds?—Shall I give the figures as to permanent pasture in the same division of England?

36,819. Yes?—The average under permanent pasture in that division was 1,416,000 acres in the years 1871–5. That has increased to 1,817,000 acres in the period 1891–3. Then as to the arable land, the average of the quinquennial period, 1871–5, was 4,470,000 acres, and fell to 4,163,000 acres in 1891–3; and the bare fallow or uncropped land was 161,000 acres in 1871–5, and 197,000 acres in 1891–3.

Bare fallow and uncultivated arable land.

36,820. (*Viscount Cobham.*) Can you distinguish between fallow properly so called and arable land that has been simply left alone?—We are very much dependent upon the interpretation placed upon the return by the different occupiers. We collect the returns from the occupiers and examine them and correct obvious errors and misdescriptions, but our work proceeds upon the basis of the returns themselves. The entry in the return is: "Bare fallow or uncropped "ploughed land from which a crop will not be taken "this year."

36,821. There has been no real increase in fallow properly so called—rather a decrease; but an increase of land that is simply left idle?—I am very anxious indeed to keep quite closely to the line of the returns, because those returns alone constitute our information. We could not say that in every case the same interpretation was placed upon those words by the 500,000 occupiers by whom the returns are rendered, although of course we do everything we can to make the returns clear to them.

36,822. (*Mr. Lambert.*) Could not you put in a return to include a column for land that had gone out of cultivation, or what might be described as derelict land?—You would have, I think, to define very accurately what those two expressions meant, so that all occupiers would place the same meaning upon them. Everything depends upon making the heading in the return clear and intelligible to the occupier, and upon the use of such words as are not capable of misconstruction.

36,823. (*Mr. Giffen.*) Do you think that you would necessarily go to the occupier for the return of derelict land?—Well, for any special return of course special machinery might be devised. But I am speaking now of the annual agricultural returns and of the necessity of making the headings in those returns quite clear to every occupier who receives them. We are constantly making small changes, but there is a certain disadvantage in making changes in the returns because people get confused by them.

36,824. (*Chairman.*) Lord Cobham asked whether you had received the return with regard to bare fallow as an accurate one in the ordinary sense of the term. It is a well-known term, and it seems somewhat surprising that there should be an increase from 161,000 acres to 197,000 acres of bare fallow; it would indicate that the return was made by persons not understanding the meaning of the returns. If the amount of arable land has decreased largely, one would expect the bare fallow would decrease?—I may say that the reason why we thought it desirable in this return to give a separate column for bare fallow was that we thought persons in possession of such land as has been referred to in the proceedings of this Commission might possibly, in some instances, have included it under this particular head. I may say with reference to the fluctuation in land of this character in the north and eastern division that the 161,000 acres returned under this head in the quinquennial period of 1871–5 had increased to 192,000 in the next quinquennial period, and it again increased to 244,000 in the period of 1881–5. Then we had a substantial fall to 183,000 acres in the five years from 1886–90; and a slight increase again to 197,000 between 1891–3, so that the bare fallow, in the division of which I am speaking, is not at the present moment at the high point that it reached in 1881–5.

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36,825. (*Mr. Little.*) May I ask this question: does not it fluctuate considerably with the seasons?—Yes, that is so.

36,826. Wet seasons increase the quantity of fallow, and the fine seasons diminish it?—Undoubtedly. I have given the acreage on an average of five years, but it is very difficult to draw any very distinct conclusion from the figures.

36,827. You have to make up the balance of what is not put down for other crops, and that has to be put into this column in order to make the total quantity right?—No, we put nothing into the column. The occupier may do so in order to make the quantity right, I should say that is quite possible, but it is not corrected by me.

Permanent pasture and land "tumbled down to grass."

36,828. (*Mr. Long.*) Might we know with regard to one other of those sub-divisions, that of permanent pasture in connexion with this so-called derelict land, whether under the heading of permanent pasture, you include the land what the farmers call "Falling down of its own accord"?—My own impression is that some of that land might be included by the owners and occupiers under the head of "bare fallow," but there has been since 1891 a heading for "Mountain and heath land unenclosed," which is available for a limited amount of grazing, and it is conceivable that some of the land of which the Commissioner speaks may have gone under that head.

36,829. (*Chairman.*) There is no heading to say what has tumbled down into grass, therefore it must have been either given under the term of bare fallow or permanent pasture, or land which is occasionally cultivated?—Yes.

36,830. The land must be found somewhere; there are no special headings under which it would appear?—No; the headings are fairly full, but, of course, there is a great danger in returns of this kind of overloading them with instructions. One has to compromise between too much and too little instruction. To overload a return which is already a complicated return and put it into the hands of occupiers may be the means of your not getting any return at all, or getting it very badly done.

36,831. Of course, it is very undesirable to increase the requirements on the occupiers?—Very undesirable, because it, to a certain extent, spoils the other matter that they are in the habit of giving us.

36,832. In fact, you have no means of ascertaining what is the extent of land which has tumbled down into grass?—No, that is not one of the headings in our return.

36,833. It cannot be ascertained by anything given in the agricultural returns, can it?—No, any information that the Board can give on that subject must follow the lines on which the returns are built up.

36,834. (*Mr. Channing.*) Can you suggest any source from which that information can be accurately got?—Possibly some suggestions of that kind might be made if some definition of the expression were available.

36,835. But there are no figures obtainable anywhere?—There are no figures obtainable other than those I have given to the Commission. Of course there is no insuperable difficulty in obtaining a return from the occupier if you can make it quite clear what it is that you want.

36,836. (*Mr. Lambert.*) Of course this return bare fallow would hardly include the land tumbled down to grass, because it is distinctly stated to be "uncropped, ploughed land," and if laid down to grass it would not be that?—That is so, but nevertheless it has been thought that some occupiers may possibly have returned it under that head.

36,837. (*Mr. Giffen.*) Do you not find, from the individual returns, what does happen?—I do not reach any case in which information has been elicited bearing upon that particular point.

Acreage under crops in England in 1871-5 and 1891-3.

36,838. (*Chairman.*) Will you go on with the summaries?—Taking Division II., which comprises Berks,

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Buckinghamshire, Hants, Kent, Leicester, London, Middlesex, Northampton, Notts, Oxford, Rutland, Surrey, Sussex, and Warwick, we find as regards the total acreage of all kinds of crops very much the same changes as in the case of Division I. The total acreage has risen from 5,692,000 in the quinquennial period of 1871–5 to 5,821,000 in the period of 1891–3. The permanent pasture has risen from 2,313,000 to 3,067,000, taking the same periods. The arable land has fallen from 3,239,000 to 2,623,000; and the bare fallow is practically stationary. It was 140,000 in 1871–5, and 131,000 in the triennial period of 1891–3. But it was very much higher in the period of 1881–5, very probably due to the conditions of weather during that quinquennial period.

36,839. (*Viscount Cobham.*) You are getting the returns much better filled in as time goes on, I suppose?—Undoubtedly. I shall mention later on that that is a qualification always to be borne in mind.

36,840. (*Chairman.*) Will you take the next division?—In Division III., which comprises six western and four south-western counties, the total acreage under all kinds of crops has risen from 5,985,000 to 6,404,000; the permanent pasture has risen from 2,815,000 to 3,769,000; and the arable land has diminished from 3,035,000 to 2,574,000; the bare fallow has fallen from 135,000 to 61,000. In Division IV., which contains four northern and six north-western counties, the total acreage under cultivation has risen from 6,189,000 to 6,576,000; the permanent pasture has risen from 3,673,000 to 4,430,000; the arable land has fallen from 2,384,000 to 2,086,000; the bare fallow from 132,000 to 60,000. That is again comparing the period of five years of 1871–5 with the period of three years 1891–3. The return gives totals for the four divisions of England, and also for Wales, Scotland, and Great Britain.

36,841. (*Mr. Lambert.*) In what manner do you divide the country? Is it by one course of cropping or a difference in soil or what?—In the first instance it is done geographically; but dividing the counties geographically you do get a certain similarity as regards soil and crop, for instance, you have Bedford, Cambridge, Essex, Hertford, Huntingdon, Lincoln, Norfolk, Suffolk, and the East Riding of Yorkshire. That is a geographical classification adopted with regard to agricultural conditions as much as possible.

Acreage under crops in Wales and Scotland in 1871–5 and 1891–3.

36,842. (*Chairman.*) In Scotland it would appear that the reduction of arable land has been very small; in fact, compared with 1871–5, there has been an increase. Will you state the figures for Wales and Scotland?—For Wales the total under cultivation has risen from 2,652,000 acres to 2,868,000 acres; the permanent pasture has risen from 1,581,000 to 1,998,000 acres; the arable land has diminished from 1,038,000 acres to 861,000; and the bare fallow has fallen from 33,000 to 9,000. In Scotland the total acreage has risen from 4,561,000 in the period 1871–5 to 4,903,000 in the period 1891–3; the permanent pasture has risen from 1,085,000 to 1,347,000; the arable land has slightly increased from 3,454,000 to 3,548,000, and the bare fallow has fallen from 22,000 to 8,000 acres.

36,843. Does this total increase of nearly 1,600,000 acres in the quantity of land under crops of all kinds indicate any real addition to the cultivated land of the country or no?—To some extent it does, and to some extent it does not. In the earlier years the increases of permanent pasture are due in part to more closely collected and better defined returns; on the other hand, as regards permanent pasture there has been a transfer of some of the rougher upper land to the more accurate classification of uncultivated grazings. When we commenced in 1891 to get returns of what we call uncultivated grazings, rough mountain, and heath land, some of the land that had been returned as pasture no doubt went into the new classification, and to that extent reduced the amount of permanent pasture. Then reclamations and enclosures have taken place, whilst on the other hand, urban lands have extended, which would diminish the area under cultivation.

Changes in the areas of permanent pasture and arable land in Great Britain.

36,844. Taking the aggregate it would appear that the permanent pastures increased for Great Britain by 3,600,000 acres, and that the arable land has decreased by 1,800,000 acres. Therefore there has been double the increase of permanent pasture as compared with the decrease of arable land?—Yes, that is so. The greater part of that increase was shown in the first 10 years and undoubtedly is due to a very substantial extent to the improvement in the returns.

36,845. (*Mr. Giffen.*) You say, "In the first 10 years"—what precise time have you in your mind?—I am now taking the years 1873, 1883, and 1893.

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36,846. Do you think a great difference was made in the table from 1873 to 1883 by the continuous improvement in the returns?—Yes, there was more room for improvement in the earlier stages of the returns, I should say.

36,847. (*Chairman.*) I do not think the figures show that there has been a greater increase in the first 10 years than in the last 10 years, for I find that from 1881 to 1891 the increase of permanent pasture has been from 15,000,000 to 16,400,000, which is 1,400,000. There is a somewhat greater increase in the first 10 years, but still there has been a great increase in the last 10 years, and the reduction of arable land has been from 16,600,000 to 15,800,000, which is about 800,000 acres?—I shall be able in later tables to give the Commission further information as to the three years 1873, 1883, and 1893.

36,848. (*Mr. Giffen.*) You were not personally connected with the collection of the returns at the time they commenced?—No, I was not personally acquainted with it at the time; but I think there is no doubt that when you are first commencing to obtain returns you make improvements much more rapidly than after the returns have been for some time in existence. The ratio of improvement is greater at the commencement than later on. I think it is reasonable that it should be so.

36,849. I am putting the question partly because I have some acquaintance practically from the year 1876 with the collection of the returns, and I should doubt whether you are perhaps not attaching too much importance to an element of that kind, after 1876 at any rate?—Of course that may be so. We, perhaps, have rather under-valued the improvement in later years and over-valued the improvement in the earlier years, but I think there is no doubt that there was substantial improvement in the earlier years in the way in which these returns were collected.

36,850. (*Chairman.*) Even taking the last 10 years there seems to have been a very large increase of permanent pasture, a much larger increase of permanent pasture than there has been decrease of arable land?—Yes, that is so.

36,851. There has also during the same time been a great reduction in the amount of bare fallow?—The bare fallow after all is not a very important item, so far as the total acreage under cultivation is concerned.

36,852. In 1881 it was 734,000, and in 1891 it was 466,000, a reduction of nearly 300,000?—Yes, but the total acreage is 33,000,000, and therfeore it is only 1 per cent. after all.

Effect of an improvement in the returns on the statistics of acreage.

36,853. (*Lord Rendel.*) I suppose that an improvement of 5 per cent. in the returns would about account for the increase in the total of the cultivated land?—It is of course very difficult to measure improvements in returns by per-centages. I should hesitate to assent to that without more thought.

Total cultivated area in Great Britain in 1873, 1883, and 1893.

36,854. (*Chairman.*) Is it the third table that you have been speaking of?—No, the first table. We have also prepared for the information of the Commission a set of tables really showing the details for each county in England, Wales, and Scotland, but taking the three years 1873, 1883, and 1893, instead of quinquennial periods. The first return shows the total acreage under all kinds of crops, bare fallow and grass, for the years 1873, 1883, and 1893, with a comparison of 1893 with 1873, and of 1893 with 1883. (*See* Appendix VII., Table 2.) If you take the total cultivated area in 1893 as compared with 1873, you will find increases in every county in Great Britain with the exception of Banffshire, Elgin, and Haddington, where in each case there is a very slight decrease in the total cultivated area. If you take 1893 as compared with 1883, you will see there are decreases shown in 39 counties in Great Britain, but that many of them are small, and are much more than counterbalanced by the increases in other counties. So that if you compare 1893 with 1883, taking the cultivated area of Great Britain as a whole, you will find an increase of 258,000; but if you take 1893 as compared with 1873, you have an increase in the total cultivated area of something over a million and a half acres. The table that I put in will show for each county what the particular increase or decrease has been.

36,855. (*Lord Rendel.*) Those figures would show an increase of 4½ per cent.?—Yes, very nearly that.

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36,856. Therefore an improvement of only 4½ per cent. in the returns would account for the increase?—Yes; but I should hesitate to put improvement in percentages. I should say that an improvement of 5 per cent. in the returns, if you could show such an improvement, would, in fact, be a very considerable improvement.

Effect of an improvement in the returns on the statistics of acreage.

36,857. (*Chairman.*) I did not understand you to say you consider that during the last 10 years the increase has been due to that?—No, not to that extent.

36,858. A portion of the increase during the first 10 years was due to greater correctness in the returns?—Yes.

36,859. (*Mr. Giffen.*) Is it likely that the cultivated land is understated by the occupiers in the aggregate at any one time to the extent of 5 per cent. after the first year or two from the time it commenced?—I should scarcely have thought so. I think there is no doubt that a considerable portion of this increase of acreage is an actual increase in acreage. I do not think the improvement in returns should be pushed too far, but I am obliged to state it as a factor to be considered.

Cases of failure to render returns.

36,860. (*Mr. Everett.*) There was a great hostility against making the returns when they were first issued; farmers had an idea that they were connected with some method of adding to their taxation?—That is so; but I think they have learnt now that there is no question of taxation. We find the per-centage of failures to render returns is gradually diminishing—it is now a very small per-centage.

36,861. How do you deal with those returns which are not made?—The officers make estimates according to the best information they can obtain in the locality; but the per-centage of estimates is now really very small, and every year we report a decreasing per-centage, which says something at any rate for the growing appreciation of these returns by the farmers. The second table that I would put in gives similar information as to permanent pasture. (*See* Appendix VII., Table 3.) If you compare 1893 with 1873 you will find an increase in permanent pasture in every county with the one single exception of Wigtown. If you take 1893 as compared with 1883 you will find an increase of permanent pasture in every county except Cheshire, where there is a nominal decrease of 342 acres; and Banffshire where there is a nominal decrease of 175 acres; and then there are also decreases in Bute, Lanark, Orkney, Shetland, and Stirling.

Acreage of permanent pasture in each county in 1873, 1883, and 1893.

36,862. (*Mr. Giffen.*) All permanent pasture?—All permanent pasture. Then taking the figures for arable land (not including bare fallow) you will find that taking 1893 as compared with 1873 there are decreases in every English and Welsh county except in Cornwall, Lancashire, and in 18 of the Scotch counties. (*See* Appendix VII., Table 4.) If you compare 1893 with 1883 you will find there are decreases everywhere except in Cornwall, Cumberland, Lancashire, Anglesea, Pembroke, Radnor, and nine Scotch counties. The next table gives the same information for counties with regard to bare fallow. (*See* Appendix VII., Table 5.) If you compare 1893 with 1873 there are decreases in bare fallow in 28 English counties and in all the Scotch and Welsh counties, but that there are increases in 14 English counties. In 1893 as compared with 1883 there are decreases in bare fallow in all but five English, one Welsh, and two Scotch counties. But I do not wish to attach undue emphasis to any of the information as to bare fallow, which is doubtless very much affected by the actual climatic conditions of the particular year. Still the information has a certain value, and we put it in because of the possibility of some of the land which is specially engaging the attention of the Commissioners having, owing to the misapprehension of the occupiers, been included under that head (*handing in Tables No.* 1 *to* 5).

Acreage of bare fallow in each county in 1873, 1883, and 1893.

Qualifications to be considered in respect of statistics of acreage.

36,863. (*Chairman.*) Then I think we come to your sixth table?—My sixth and seventh tables bring together in a convenient form for each county in England, Wales, and Scotland the additions or diminutions under each of the four heads that I have mentioned. (*See* Appendix VII., Tables 6 and 7.) I should like to say with regard to all these tables that they must be taken with important qualifications. I have mentioned to the Commission the fact that we consider that the increases in the cultivated area and in permanent pastures are largely due, especially in the earlier years, to more closely collected and better defined returns; but on the other hand, as I have said, there has been a transfer of some of the rougher upland pastures to the mountain and heath grazings of which we have taken special account during the last two years; and the extension of urban lands is also a factor to be taken into account.

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36,864. What do you mean by the extension of urban lands? Do you mean mountain land taken from cultivation and given up to building?—Not necessarily mountain land, but land in respect of which agricultural returns have previously been rendered.

36,865. That would indicate a reduction?—Yes. You may take it that there is a small but appreciable diminution of the agricultural land due to the extension of building. Then I should like also to observe that the adoption of so large an area as the county makes it important to bear in mind the fact that the increases or decreases are the net result of the changes which have taken place, and that, for example, the area reclaimed or enclosed in one part of a large county may be counterbalanced by the departure of land out of cultivation in another part of the county. There might very well be shown an increase in the cultivated area of a county, whilst at the same time land was going out of cultivation from the operation of a particular set of circumstances in one part of the county.

36,866. (*Viscount Cobham.*) Why cannot you show the increases and decreases instead of only showing the net results?—It is a question of labour, and to a certain extent a question of the secrecy of returns. There would be an objection to the publication of these returns for parishes because owners and occupiers might then say that we were making individual returns too evident.

36,867. You might show the whole increase in a county and the whole decrease in a county, but yet you only give the net?—If that information were considered useful, and the necessary staff were provided, I do not think there would be any great objection to give it.

Possibility of publishing returns for smaller areas than counties.

36,868. (*Mr. Little.*) Has the Department ever considered the possibility of publishing occasional returns for a smaller area than a county—say for a poor law union?—Yes, we have in reply to special applications supplied information of that kind, taking poor law unions as the area.

36,869. To the Sub-Commissioners of the Labour Commission, I believe?—Yes, that was so. We have always been very ready to give that information, but of course clerical labour is a point to be considered; and to give such information year after year for smaller areas than the county would very much increase the size of returns.

36,870. But if this were done once in five years it would record changes which are taking place which are not shown by the returns for whole counties?—Personally I should think it would be very useful if something in that direction could be done, but it is very much a question of clerical staff. It is from no disinclination on our part that we do not amplify the returns even beyond what they are. I think it may be useful if I put in some further observations as to the changes within the cultivated area which were made by the director of our statistical branch, Major Craigie, in his annual report for 1893. We shall be very glad to supply copies for the use of the Commissioners.

Amount of uncultivated land.

36,871. (*Mr. Dalton.*) Have you any information from year to year as to the amount of the uncultivated area?—We have information as to the total area of the country as computed by the Ordnance Survey. We have information during the last two years as to the mountain and heath land, used for rough grazing, and we have also information as to the cultivated area, but by deducting the cultivated area from the total area of the country you would not get the area uncultivated.

36,872. (*Mr. Little.*) Because the total area includes hedges and ditches?—It includes a good deal of land that could not be cultivated by any possibility obviously, as well as inland waters.

36,873. (*Mr. Giffen.*) It also includes river courses and canals?—Yes, it includes the whole surface of the country.

Changes in area of forest-land, woods and plantations.

36,874. (*Mr. Dalton.*) Have you got any information as to the extent to which forest land increases or decreases?—We did get two or three years ago a special return of woodlands and plantations, and that information has been annually reproduced. We shall probably obtain that information quinquennially.

36,875. (*Chairman.*) Apparently from the Agricultural Returns of last year the amount of land in woods and

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plantations has increased from 2,187,000 acres in 1873 to 2,458,000 in 1883, and 2,694,000 in 1893, showing a very large increase of upwards of half a million acres. Do you imagine that that return is to be relied upon as showing the real increase of land under woods and plantations?—My impression is that the figures are not strictly comparable.

36,876. I have taken this from the annual report, page 50?—If you have got the return for 1891 will you look at page 34. You have there the total area of land and water, you have the mountain and heath land used for grazing, the nursery grounds, and then the woods and plantations.

36,877. The aggregate is pretty much the same, as you will see on page 35. It is 2,694,000, which is the same figure as I have quoted from page 50. Therefore the probability is that the same form of return was given for 1873 and for 1883?—For 1873 you will see there is a note that the return was made in 1872, and then there is a note against the figure 1883 to the effect that the return was made in 1880.

36,878. That only shows that it was taken two or three years sooner in each case, the important fact remains that it is to be relied upon that the amount of land under wood and plantation has increased by half a million in the 20 years?—Yes, that is comparing the return for 1872 with the return for 1891.

36,879. That is an interval of 19 years?—Yes.

36,880. The question is whether these returns are to be relied upon, and whether there has been that increase of land under wood and plantations?—With regard to a comparison of the returns, 1872 and 1891, alteration of method, and the improvement in the collection of the returns, would be very important factors. I do not think the difference between the return of 1872 and the return of 1891 could be relied on as showing the extent to which the woodlands and plantations had increased throughout the country.

36,881. (*Viscount Cobham.*) Coppice woods were not rated in 1872, were they?—No, the change was made in 1874.

36,882. (*Chairman.*) Look at the difference between 1883 and 1893, that shows an increase of about 250,000?—I am not in any way taking exception to the figures as quoted.

36,883. What I want to know is whether on the whole you think that the return is to be relied upon or not?—I think that the return is to be relied upon up to a point, but that when using the figures for comparative purposes you must make great allowance for alteration and improvement in method.

36,884. At any rate the returns would indicate that there has been a large increase of plantation?—Yes, they would indicate that.

36,885. (*Viscount Cobham.*) Mainly in Scotland?—Yes.

Explanations of increase in total cultivated area.

36,886. (*Mr. Dalton.*) But you have an increase, have you not, of about a million and a half acres of permanent pasture which is not accounted for by the permanent pasture which has been taken from the arable land; then you get another half a million acres of woodlands, so that you have two millions acres more under cultivation, and the question is where does that land come from?—The question rather assumes that two million acres have come from somewhere; I do not think that it is to be assumed, because we have all along thought that the improvement in the returns must bulk for something.

36,887. That is the reason I asked the question?—Undoubtedly there has been an increase in the land under cultivation due to actual reclamation and to fresh enclosures.

36,888. It would not come to anything approaching two million acres, I suppose?—No, it would come to nothing like two millions.

36,889. (*Mr. Chaplin.*) May it not be this, that a great deal of land which has what is called "tumbled down" to grass might be considered to be out of cultivation, but is included in what is called pasture?—I should think it is quite possible. It depends upon the view that the occupier or the owner making the return may take of his own property—whether he regarded it as out of cultivation. If he regarded it as out of cultivation he would not return it, but I do not think he does regard it as actually out of cultivation.

36,890. (*Chairman.*) During the same time there appears to have been a large increase in the amount of land cultivated in market gardens, in orchards, and in nursery grounds?—Yes; but there again you have to take into account the factor of improvement.

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36,891. The increase has been so very great that one can hardly suppose that that can be largely due to improved returns?—No.

36,892. Besides market gardens is a very definite thing?—It is.

36,893. It does not raise the difficulty of putting it down under one head or another?—No.

36,894. One would hardly imagine that a person cultivating a market garden would put it down under some other head?—No.

36,895. (*Mr. Everett.*) The expression "cultivated area" is very misleading to the ordinary agricultural mind. We are accustomed to regard as cultivated land only land which is tilled. We do not cultivate meadows, for instance. If the Department could change that term into meadow and arable land when you want to include the whole it would be much plainer to common folk?—We have rather drifted into the habit of using it simply as a short expression. The expression in the returns themselves is "Total acreage under all kinds of crops, bare fallow and grass." If one always used that expression one would of course avoid ambiguity, but it is a rather cumbrous way of speaking.

Increase in number of horses used solely for agriculture.

36,896. (*Chairman.*) Would you turn again to page 50 of the Agricultural Returns. You will see the number of horses given there for the three periods of 1873, 1883, and 1893. It is a somewhat strange fact that, in spite of the reduction in arable land, the number of horses used solely for agriculture has increased from 941,000 in 1873 to 995,000 in 1883, and 1,012,000 in 1893, showing a continuous increase in the number of horses used for agriculture as distinguished from unbroken horses and the mares kept solely for breeding, which have also largely increased. Do you know whether there is any explanation of that?—No.

36,897. One would have supposed that with the reduction of the amount of land in arable cultivation the number of horses would have decreased, but in spite of that it appears to have increased considerably?—Yes, taking those three years that is so.

36,898. (*Mr. Little.*) Would not an increase in the breeding of horses increase the number? Where a large breeding stud is kept and the horses are worked for nine months in the year, they would be returned as "horses "used solely for the purposes of agriculture;" they could not be returned as "mares kept solely for the pur- "poses of breeding"?—Yes; I may say that the item in the return includes, first of all, horses used solely for agriculture and by market gardeners; then you have the unbroken horses, including foals; then you have mares kept solely for the purposes of breeding, including, under that third head, mares merely worked so as to keep them in condition.

36,899. A farmer setting about to increase the breeding of horses would keep two or three more, because he loses the services of some of them for three months, and those horses would be returned as "horses used in agriculture"?—There are three heads in the return as the Chairman has pointed out. There are "horses "used solely for agriculture" which have increased from 941,000 in 1873 to 995,000 in 1883, and 1,012,000 in 1893.

36,900. (*Mr. Everett.*) Will you give the figures under the other two heads?—Those heads comprise unbroken horses and the mares kept solely for breeding, including mares merely worked in order to keep them in condition. We did not separate the two classes in 1873 and we only had one figure for the two classes. In 1873 the numbers were 334,861. In 1883 the total was 415,000, and in 1893 511,000, so there has been a steady increase in horses generally.

36,901. Classify them how you like?—Classify them how you like.

36,902. (*Mr. Giffen.*) Have they taken the place of the labourer to any extent, having regard to the increase in machinery?—That I could hardly say. That is a point to which my attention has never been directed.

Decrease of arable land and increase of permanent pasture.

36,903. (*Chairman.*) Taking the whole of Great Britain, the arable land, I understand, showed a diminution in the first 10 years of 867,000 acres?—Yes.

36,904. And in the second period of 1,169,000 acres?—Yes.

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36,905. While during the same time the permanent pasture showed an increase of 2,149,000 acres in the first decennium, and of 1,428,000 acres in the second?—That is so.

36,906. Do you propose to say anything in any future part of your evidence about the increase in cattle?—No, that was not one of the points to which the Commission directed our attention specially, and I have not included anything under that heading in my brief.

Increase in number of cattle and sheep.

36,907. Apparently there has been a large increase in the number of cattle in the same period?—Yes.

36,908. Taking the aggregate of the cows and cattle of all sorts, there has been an increase from 5,964,000 head in 1873 to 6,700,000 head in 1893?—Yes, those are the figures given in the returns.

36,909. And sheep have rather decreased—from 29,400,000 to 27,280,000?—Perhaps it would be more convenient, as questions have been asked me upon these points, that I should put in further tables with regard to horses, cattle, and sheep. I should like to look into the matter more freely, and to submit tables to the Commission formally. (Appendix VII., Tables 8 and 9.)

Increase in area of hops.

36,910. In the case of hops I see there has been a reduction, especially as compared with 1883. Hops increased in acreage from 63,000 in 1873 to 68,000 in 1883, and then fell to 57,500 in 1893, showing a considerable reduction since 1883?—Yes, there has been a further increase in 1894; but as regards hops I would make the same observation, that if the Commission would wish to receive tables I should be glad to have them prepared and to submit them. (Appendix VII., Table 10.)

36,911. (*Viscount Cobham.*) Are the figures relating to the number of stock made up for 1893 inclusive?—Yes, for 1893 inclusive.

Effect of drought of 1893.

36,912. So it takes into account the reduction that arose last year in consequence of the drought?—Yes, to some extent.

36,913. (*Mr. Everett.*) The effect of the drought of 1893 would not show itself until you come to the returns of 1894, because we had not felt the severity of the drought in June 1893 when the returns were made for that year?—That is so.

36,914. (*Viscount Cobham.*) The returns were made up in June 1893?—In June 1893, and in June 1894.

36,915. (*Mr. Lambert.*) When will they be published? Abstracts of the results have been published, and the complete figures are practically available.

Collection of prices of live stock.

36,916. (*Mr. Giffen.*) With regard to the prices of live stock, I suppose you have met with great difficulties in obtaining satisfactory returns at all, especially on a large scale and for comparative purposes?—Yes, that is so; we think, however, that some attempt should be made to get over those difficulties, and that by the appointment of market correspondents acting under skilled supervision we might get more satisfactory returns than are at present available.

36,917. How many correspondents do you think of appointing; how many markets would you send to?—We should simply, I think, take the more important markets, perhaps not more than 15 or 16. We get statistics of live weight prices from about that number at the present time, and that would make a very good beginning.

36,918. But there are fundamental difficulties, I believe, in defining the different descriptions of cattle, as to which you obtain the prices of live weight?—That is so; the variety of the article is so great that it is difficult to divide it up into classes.

36,919. Even when you have got the machinery on the spot?—Even when you have got the machinery; but still I should hope that we should be able to devise a sufficiently good system of classification.

36,920. Suppose you had power to compel a certain number of cattle to be weighed and to obtain returns of the aggregate price, and of the aggregate weight, then you would have some material for a consolidated price such as that you obtain in the corn returns, would you not?—Yes. We are supposed now to get information as to the prices of stock sold by live weight, but the numbers so sold are too small to give anything like a good price for statistical purposes.

36,921. And then there is an attempt to distinguish a great many different qualities of different kinds of stock which makes the return not so useful afterwards for comparison, because you have such a multiplicity of figures?—I should hardly say that. I think we have attempted in our live stock weights to take three qualities. I do not think that that was too ambitious; but there are great difficulties in dividing live stock even into three classes.

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36,922. When you distinguish between different breeds of cattle as well as between three qualities that makes a considerable number of different articles?—Yes, that is so. Of course any information must be in the nature of a compromise between too much detail and too little detail.

36,923. You have come to no conclusion as to what particular plan you will carry out in future; it is a little indefinite at present, as I understand?—We have come to no conclusion as yet, because we really are not in possession as yet of anything like sufficiently complete returns from the markets.

Extent of encroachment of urban areas on agricultural land.

36,924. Can you give us any idea of the extent to which the building of houses encroaches upon agricultural land? Can you give us a quantitative expression of the thing?—I think not. Probably information of that kind could be better obtained from the Local Government Board, who might be able to state what was the acreage of land under urban government, although that would not necessarily exclude agricultural land.

36,925. You do not think it affects any inferences from the returns over the whole county, do you?—We should not be able from our returns to state to what extent there has been a reduction in the cultivated area owing to the increase in the urban land.

36,926. It might affect small local areas and yet be of no importance as regards the returns for the country generally?—That is so.

36,927. (*Mr. Everett.*) Could not you put a separate heading in your return asking for a return of land given over to building in the year?—We ask the occupier to state what is the condition of things on a certain date—last year it was on the 4th June. I am afraid that if we were to ask the occupier to state what had been the condition previously we should not get the information with anything like accuracy.

36,928. I meant currently and henceforward, not in reference to the past?—The very fact that the land had been given over to building would mean that the cultivating occupier no longer occupied. I do not think it would be possible to get the information in that way. If anything were to be done in that direction you would have to adopt some other means.

36,929. (*Mr. Giffen.*) You have told us you have no responsibility for the agricultural returns of Ireland?—No, none whatever.

Statistical methods of obtaining agricultural returns in Great Britain and in Ireland.

36,930. Have you made any comparison between the statistical methods of obtaining returns of acreage and other matters in Ireland, and the statistical methods you employ?—Only very generally. In Ireland they have the advantage, for purposes of this kind at any rate, of a highly organised constabulary force, and they use that force for the collection of statistics, a matter in which their services are of the greatest value, I believe. But I am not prepared to say that their returns are better than ours, or that our returns are better than theirs.

36,931. Have you compared their definitions of permanent pasture and mountain land, and waste land, with yours; and points of that kind?—There is frequently communication between the two departments on these points; but whether we have got to absolute uniformity I should hardly like to say.

36,932. (*Mr. Little.*) On that point of Ireland, might I ask whether the Irish Government have not had, for various purposes, to make a much more minute survey of Ireland than has ever been made of England, for the purpose of classifying the different descriptions of land?—Yes, that is so.

36,933. For the purposes of the Land Acts, and for the use of the Land Commission, they have divided the total area into classes, including woods and plantations, turf bog, marsh, barren mountain land, and water, roads, fences, &c., and shown the area in each class?—Yes.

36,934. (*Mr. Giffen.*) I believe there was a case some time ago—I think it would be before your time—in which differences appeared in the returns for Ireland as compared with ours, on this very point of the distinction between permanent pasture and mountain land; but you are not acquainted with that, I suppose?

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—No, I was not aware that there was any such point; but I may say, generally speaking, that we should be anxious, as far as possible, to make the figures comparable.

Value of annual and quinquennial returns.

36,935. I should like to ask if you consider that an annual return of acreage containing all the particulars in that annual return that you have is really necessary, and whether a smaller annual return, and a more detailed quinquennial return, would not be quite sufficient for your purpose?—I should hardly think so, because of the fluctuations and variations in particular years. The return I have put in showing the average of the years in a quinquennium, is probably a much better return upon which to base any conclusions than a return taken for a single year would be.

36,936. Have you followed the methods of any foreign countries; do any of them give an annual return of acreage such as we have?—I think, generally, we are much ahead of foreign countries as regards our returns.

36,937. (*Mr. Chaplin.*) As to land do you mean?—As to our agricultural returns. But I should very much hesitate before assenting to the abandonment of the annual collection of the information.

36,938. (*Mr. Giffen.*) Do you think there is a sufficient *quid pro quo* for the expense incurred in obtaining it?—I think so. The expense is not by any means very great, and my view is that the returns annually bring under the review of agriculturists the condition of things, and that it would be unfortunate if the annual distribution of these returns was abandoned. I think it would be a retrograde step.

36,939. It would be quite easy, as you know, to multiply statistics on any subject, and obtain annual returns of a great many things that we do not do now, but the question arises, what is the distinct advantage; suppose it was proposed to have an annual census instead of a decennial one, for instance?—I should say if I were pressed on that point that I regard these returns as not only supplying information but as in some degree educational. Whenever they appear they are the cause of articles in agricultural newspapers; everyone is talking about them, and they help to make agriculturists think. If they only appeared every five years a very useful stimulus to thought on the part of agriculturists would be taken away.

36,940. But surely the same benefits would arise if you had an annual census of human beings as well as an annual census of pastures, and human beings are more important than pastures after all?—I take more interest in agriculturists than in human beings generally, and I am looking at this question of the annual returns simply from the point of view of the agriculturist. I am satisfied that there would be great disappointment if these annual returns were discontinued or made quinquennial, and I believe, as I say, that a very useful factor in increasing the intellectual life of agriculturists would be taken away. It is quite evident when we issue the abstract in August, when we issue the county summaries in September or October, and when we issue the full returns, that they are the subject of considerable thought and attention on the part of the agricultural newspapers, and on the part of agriculturists generally; and I believe that anything which makes farmers think scientifically and intelligently is of substantial value to them.

36,941. But they might think scientifically and intelligently without having information brought before them annually, which is not really necessary, and which does not advance the business in any distinct method?—I should say as to that, that from all that I can gather these returns are now appreciated and have been for some years past increasingly appreciated by agriculturists. Certainly I should be opposed to the issue of statistics simply for the statistical fun of the thing, if I may be allowed to use the expression; but I do believe from what I see and hear that these annual returns are appreciated in a very great measure by agriculturists, and therefore I should be very sorry if they were abandoned or shortened.

36,942. Still that is not a precise answer to my question; what is the advantage which is got by having them annual which would not be got by having them at more distant intervals?—Agriculturists use these returns in part in order to guide their operations. We have been rather pressed to expedite the issue of these returns in order that they may better serve this purpose.

36,943. In what way?—As regards his future course of action. It is quite clear that if the area under a particular crop, or the number of a particular description of stock diminishes, producers consider whether there is not an opening for increasing it, and *vice versâ*.

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36,944. But you cannot give us a concrete illustration of how any particular farmer uses it to make any sum of money out of these returns?—I should prefer that a farmer himself should give that concrete illustration. We receive repeated testimonies from practical agriculturists to the value of these returns.

36,945. I merely wish to have on record what the nature of the use of the annual return is as compared with the quinquennial return on many points?—I am not a farmer myself, and I have never used these returns. I am more responsible for the issue of them. But certainly nothing that I have ever heard has induced me to think that these returns do not serve a practical purpose in the hands of the farmers—at any rate, their representatives speak and act as if they did serve a valuable purpose.

36,946. (*Viscount Cobham.*) Do you think an annual return more trustworthy than a quinquennial return would be?—Certainly, because by the possession of an annual return you can get your quinquennial average which is much better than a return taken at intervals of five years.

36,947. (*Mr. Giffen.*) But is there not a great danger each year of copying last year's return to some extent?—I do not think so.

36,948. Is there not a danger in all annual returns of that kind that the clerks and people who make them are very apt to take the previous year's return as the basis and not to take too much trouble over them?—In this case the returns are not made by clerks and people of that kind. I cannot imagine that a farmer would keep the return for 1893 in order to copy it in 1894; that is not how the farmer goes to work at all.

36,949. (*Mr. Clay.*) You have been questioned about these returns, whether the farmers appreciate them or not, and I think you said they do?—I have every reason to think so from what their representatives and their newspapers tell us.

36,950. I think the drift of Mr. Giffen's questions was that they did not recognise the value of the returns sufficiently?—I ventured to say that as far as I could judge from what I have heard from the representatives of the farmers or the leaders of the farmers, and from the newspapers which the farmers read, that they do appreciate the returns. We are constantly being pressed by representatives of agricultural interests to expedite and improve and enlarge these returns.

36,951. Permit me, as a farmer, to express an opinion that your view is correct; in Scotland, at all events, we appreciate these returns and value them greatly; and we think your office, instead of being a mere machine office, gives forth information which is valuable, both for landlord and for tenant?—You, Sir, have added your individual testimony to the testimony that we are constantly receiving as to the value of these returns, and I, of course, am glad to hear it. May I say that we have no desire at all to issue statistics which serve no real purpose and are of no advantage to agriculturists. I should quite agree that unnecessary statistics ought not to be issued.

36,952. (*Mr. Giffen.*) My questions were solely directed to the point whether a less frequent return would not give all the same advantages at less expense?—Yes, I quite understand that.

Expense incurred in collection and publication of agricultural returns.

36,953. (*Mr. Clay.*) Regarding the expense, may I be allowed to ask you what is the general outlay of Government money in your department upon the collection of these returns?—The returns themselves are collected by the Inland Revenue officers, and the Inland Revenue officers now receive no special remuneration for the work. Consequently so far as the agricultural returns are concerned, I think I may say that the only expense is for the clerical staff engaged upon them at the Board of Agriculture, with of course a certain proportion of the salaries of the supervising staff and the cost of printing and stationery, which is considerable. The returns do not involve any extravagant outlay.

36,954. Could you name something like a general sum that is allowed by Government for that staff?—No sum is allowed. In the statistical branch under the

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general superintendence of the director of the division, which comprises also the intelligence and educational branches, we employ two superior clerks, 11 clerks of the second division, three assistant clerks, and five boy clerks. Those clerks, of course, not only perform work in connexion with the returns of which I am speaking, but they transact the whole of the business of the branch. The clerks who are engaged on this particular work at one time during the year are engaged on other returns and other statistical work during the remaining portion of the year. I have referred already to some of that work, namely, the produce returns, the returns relating to diseases of animals, the returns of live weight statistics, the corn returns, and so on.

36,955. Your returns to the Treasury in the shape of money will be distinctly stated, will they not?—Yes, but we do not attempt to allocate to a particular branch of the statistical work the cost of that particular branch.

36,956. And you cannot condescend to name the sum that it costs the country for the special department which deals with agricultural statistics?—No, I might give you some rough estimate with a little time for thought, but it would be very difficult. For instance, I give a certain amount of time and thought to questions of statistics, but it would be very difficult for me to say exactly what proportion of my salary should be put down to statistical work. Every permanent officer knows how difficult it is to divide out his salary amongst the different kinds of work that he does.

36,957. Have you no idea what it would cost generally, roughly speaking, I do not want to pin you down to any figure?—I should say that it certainly does not cost 10,000*l*., or anything like it.

36,958. (*Mr. Giffen.*) How much was paid to the Inland Revenue officers at the time they were paid separately for the duty?—I think about 11,300*l*., or 12,000*l*.

36,959. Was it not rather more?—I am speaking from memory, and no payments are made now.

36,960. Of course the duty is considered in assigning the salary of these officers?—The duty is considered in assigning the salary, although that is not a matter within our cognisance in any shape or form.

36,961. Still the country has to pay the expense of it all the same?—I doubt whether the country would have to pay very much less if the work were knocked on the head. You would certainly not get an immediate reduction of the cost, that is to say, you would not at once alter the salaries of the Inland Revenue officers if you abolished these returns; at least, I should be very much surprised.

36,962. Still these returns were considered in assigning the salaries of the officers, and at one time they were paid separately?—I would put it in this way, that supposing you pay an Inland Revenue officer 200*l*. a year, if you took these returns away you would not pay him 195*l*. You do not quite allocate salaries and duties with that extreme precision.

36,963. The Inland Revenue officers, I believe, have complained very much of this duty, and of not being paid for it properly?—Yes, that is so; there have been complaints by the Inland Revenue officers, but the matter is one for the Board of Inland Revenue and for the Treasury to consider, and not for the Board of Agriculture. We should be very glad to see everyone engaged in the collection of these returns very happy and contented in doing the work; but we have no power ourselves to interfere with regard to their salaries, and we are not in a position to form any opinion on the subject.

Returns of sales of cattle by live weight.

36,964. (*Mr. Clay.*) With reference to the sales by live weight I would like to ask you whether your returns are increasing?—Yes, there has been an increase in the live weight returns, especially in Scotland. The returns in Scotland are much more reliable than in any other part of Great Britain.

36,965. I understand it is your order that at every market they must have a weighing-machine?—Not quite that; we can upon the provision of weighing accommodation.

36,966. (*Mr. Little.*) And you have a dispensing power?—Yes, we have dispensing powers as well.

36,967. (*Mr. Clay.*) If it is by your order that the machines are there, why do you not make the carrying out of the system compulsory?—We have been endeavouring for some time past now to secure the provision of weighbridge accommodation wherever there seemed a reasonable probability that it was required. There are some very small markets where it would be unwise to require it, but in very many cases it has been provided in deference to our orders.

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Compulsory sale by live weight.

36,968. I have seen several of your orders carried out for providing these large weighbridges for store cattle and fat cattle, but I have never yet seen them used and they are standing idle; and without a compulsory Act making people use them for the general good of the buyer and the seller, your order cannot be carried out at all, but will remain a dead letter?—I am afraid that it would be impossible for us to prescribe by order the way in which people should do their business. From a theoretical point of view there is a great preponderance of opinion, as it seems to me, in favour of the sale of cattle by live weight; but if Parliament were to prescribe by an Act of Parliament, or if the Board of Agriculture were to say by an order that no cattle should be sold except by live weight, I am perfectly satisfied that a great many persons would take no notice either of the Act of Parliament or the order of the Board of Agriculture. There are some things which orders of the Board cannot do, and I am perfectly certain we could not do this. We can advise people; we can issue information; we can encourage the practice, and we can provide facilities for it, but we cannot compel them to sell and buy cattle by live weight if they do not care to do so.

36,969. Still at the same time you bind all corporations and bodies commanding markets to put up machines at their own expense?—That is a requirement of an Act of Parliament, and the Board of Agriculture only act in this matter in accordance with the provisions of the Act of Parliament.

36,970. Would it not be possible, as in America, to have a *bonâ fide* selling by live weight compulsorily through an Act of Parliament?—I feel very sure that the farmers and cattle dealers in this country would very much resist and resent and ignore any compulsory requirement as to the mode on which they should buy and sell. We should like to encourage them to sell by live weight, and we hope that they will see the advantages of doing it, but to make them do it is a very different thing.

36,971. I grant you butchers and such people are themselves against it, but the farmers surely would think it to be to their advantage?—The Board are not in any way opposed to the sale of cattle by live weight; on the contrary, they view the sale of cattle by live weight with considerable favour; but that is no sufficient reason for compelling people to sell in that particular way.

36,972. But you grant that the selling by live weight is increasing?—Yes.

36,973. And you think if it was extended still further it would be an advantage to agriculture?—I think it would.

Value of annual and quinquennial agricultural returns.

36,974. (*Mr. Little.*) You have been asked some questions by Mr. Giffen as to the value of an annual return; would not one of the reasons for objecting to a quinquennial return, or a return at longer intervals, be that you might happen to come upon a very exceptional year?—Yes, that is so; we should be deprived of the means of obtaining an average for a quinquennial period as I have done in one of the returns which I have put in.

36,975. Suppose you fell upon a year like 1893, a considerable misrepresentation of average facts would be given?—Yes, that is so.

36,976. And if you fell upon a year like 1894 there would be a departure from the general average as a sort of rebound from the previous year?—Yes.

36,977. That is to say, certain crops would be exaggerated in area and others diminished because of the previous exceptional year?—Yes, that is so; there is always a danger in taking single years.

36,978. It is a fact, is it not, that though the cultivation of wheat is diminishing steadily, in the returns of 1894 there are only one or two counties where the growth of wheat had not increased since the previous year?—Yes, I believe that is the case.

36,979. The returns of 1893 or the returns of 1894 with regard to the number of sheep would make a difference of about a million and a quarter sheep, I think?—Yes, I think so.

36,980. An important fraction of 16 millions?—Yes, you would undoubtedly have fallacies of that kind if you simply had returns every five years.

36,981. Is there not also this advantage in an annual return, that you get a staff trained to the collection which you would not have if it were an intermittent return once in five years?—Yes, there is a great advantage in continuity of work of this kind.

36,982. And you get men who are somewhat familiar with the parishes that they have to collect returns from, and who therefore spot an exceptional return?—Yes.

36,983. And detect errors?—I should say generally that comparison and examination is much more easy under a system of annual returns than under a system of returns every five years.

Collection of produce returns.

36,984. With regard to your produce returns, have you had any complaint as to the accuracy or inaccuracy of those returns?—No, I think not; my attention has never been called to anything in the nature of a general criticism of those returns.

36,985. You think they are regarded as fairly satisfactory?—So far as my knowledge goes, I think they are regarded as fairly satisfactory.

36,986. At any rate, for the purposes of comparison, if not absolutely correct they are relatively correct, that is to say, comparing one year with another, they would not be far wrong, though they might be wrong as to the actual produce?—Yes. I do not quite see in what way it would be possible to improve them, I have never seen any proposition for any very substantial change in our present machinery; on the other hand, I have heard commendations of our system as compared with the system adopted in other countries, especially in the United States.

36,987. Do you think that the fee which you are able to pay is such as secures the services of competent observers?—I think so, although it is not a very large fee.

36,988. It is less than 5*l.* 5*s.* for each return, is it not?—It is not very large. So far as the Board of Agriculture are concerned they would not be sorry if it were larger, but I do not think we have sufficient grounds upon which to propose an increase of the charge.

36,989. You do not, I suppose, get these returns through the same machinery as the agricultural returns?—No.

36,990. You have specially employed recorders?—Estimators; and that is the reason why a special charge is put upon the vote every year, amounting, as I stated, to 3,100*l.*

36,991. Can you say what sort of area an estimator has to deal with? Is there any uniformity in that respect?—There is a certain uniformity. The number of estimators employed is about 260.

36,992. For England or for Great Britain?—For Great Britain.

Collection of statistics of prices of meat.

36,993. With regard to obtaining records of prices as recommended by the Markets Commission, that recommendation was not confined to prices of live meat, was it?—No, it was with regard to the prices of commodities generally; but of course the commodities in which we have any interest are commodities which in some way or other touch the agricultural work of our own country.

36,994. One of their recommendations was: "It is "desirable to collect statistics for the market prices of "meat." That includes both live and dead meat, does it not?—Yes, evidently.

36,995. You do publish in the agricultural returns certain estimates of the prices of meat in various markets, do you not?—Yes, but we are not altogether satisfied with those prices. We should like to improve the system and to make those prices more accurate than they at present are. I do not wish to disparage them, but there is no doubt room for improvement in regard to those prices.

36,996. Do you adopt them?—We issue them for convenience of reference as being the best information there is, but we think the information might be better.

36,997. I think there are certain markets which you take, the figures of which the Registrar-General supplies?—Yes, I believe that is so—we issue the information that is available rather than none at all.

36,998. Do you happen to remember the evidence before the Markets Commission on that point, as to the value of those returns or the means by which they are collected?—No, I do not; I have not looked at the evidence apart from the recommendations on this particular subject.

36,999. You do not remember that it was there proved that they were taken from newspaper reports?—So far as regards the Registrar-General's returns, I know that that is the case.

37,000. Do you think that the Board of Agriculture would be able to do something in this way if the Treasury would enable them?—Yes, I think so. I think that with a comparatively small expenditure we could very much improve our statistics of agricultural prices.

37,001. And you concur in the opinion of the Markets Commission that it is desirable?—Certainly.

Sale of cattle by live weight.

37,002. (*Mr. Chaplin.*) I understand the Board attach great importance to the question of the sale of cattle by live weight, and that they regard it as a great advantage to the farmer?—Yes, so far as their information goes they have reason to think that the practice is a very desirable practice.

37,003. And you have done a great deal to secure the necessary accommodation, but it is not sufficiently used, I understand?—It is more used in Scotland and in some markets than in others, but we are certainly disappointed at the extent of the use made of the machines which have been erected.

37,004. Can you give the Commission any reason for that—why that should be so?—I think it is simply the disinclination on the part of farmers and cattle salesmen to change their practice. I have heard it stated that there is a strong disinclination on the part of cattle salesmen to purchase cattle by live weight, but I am not quite clear as to the evidence upon which that is founded. I am inclined to think there is a considerable inertia to overcome, and that trade practice is a difficult thing to modify.

37,005. It is partly inertia and partly ignorance on the part of the farmer I suppose, and partly hostility on the part of the salesmen and the butchers?—I should hardly like to use the word ignorance in relation to the farmers, or hostility in relation to a particular trade; I would rather say that there is inertia to be removed.

37,006. Have the Board considered any plan for making the system more effective?—Of course, we have before us from day to day the cases of individual markets, and we have gradually brought pressure to bear upon market owners to provide facilities. I do not know that we can do very much more. We should be quite willing to do more if we thought it would serve a useful purpose. There is every desire on our part to encourage and stimulate the practice of selling by live weight by every legitimate means.

37,007. (*Mr. Clay.*) You have admitted, I think, that it is a useful practice to sell by live weight?—Yes. We think it a distinctly advantageous method of sale; I think all the evidence goes to support that view, but still the Board would hesitate to propose that it should be made compulsory by Act of Parliament.

37,008. (*Mr. Chaplin.*) Have you got no evidence to this effect: that there is direct hostility to it on the part of butchers and salesmen, and that at some times it has been said there is an absolute ring formed against it; have you got no evidence to that effect?—I have heard statements to that effect, but we have no original evidence upon which I should be justified in expressing an opinion.

Collection of statistics of prices of meat.

37,009. You referred to the recommendation of Lord Derby's Commission with regard to the collection of statistics of the market prices of meat, but there I understand the Treasury is rather the difficulty; is that so?—No; I hardly want to put it too strongly as against the Treasury. As a matter of fact, we have made no proposals to the Treasury, because, as I stated, there were other matters which we considered should take precedence. Undoubtedly we shall, I hope at no distant date, make some proposals to the Treasury on this subject, and if we have a recommendation from a Royal Commission that will undoubtedly strengthen our hands with the Treasury.

37,010. I think I gather that you are pretty clearly of opinion that if you had the requisite means at your disposal you think a good deal more could be done in

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this direction with advantage?—There is no doubt whatever about that. If we had funds at our disposal we should do it to-morrow, but we have, of course, to make good our case for further expenditure in every direction.

Definition of the term "out of cultivation."

37,011. Now, with regard to the quantity of land out of cultivation, one difficulty I apprehend in connexion with that question is the definition of the term "out of cultivation," and arriving at exactly what it means?—Yes, that is so.

37,012. What meaning do the Board themselves attach to the term?—The term is not one that the Board have occasion to make use of in connexion with their returns. The returns constitute the whole basis of our information on the subject. The meaning that I should personally attach to the term "out of cultivation" would be land which is not cultivated or used for any purpose incidental to agriculture. But that of course is an extreme statement of the position of any land.

37,013. Of course you are aware of the position that exists at the present moment in many counties, namely, that there is in some, or at all events in one very large area, and in some others a considerable area, in some others a smaller area of land which is commonly described as having gone out of cultivation. Of course the Board, I assume, are aware of this state of things?—We are aware of the statements which have been made on the subject, but our information is confined to our returns. It is extremely difficult to compare the statements to which the Commissioner refers with our returns.

37,014. I understand you cannot give us any clear information on the subject from any information that is in your possession now?—No, I think not.

37,015. But if a clear interpretation of the term was laid down there would be no practical difficulty in getting the information, would there?—Of course the present returns are based absolutely upon the information supplied by the owners and occupiers. In the event of the Commission wishing any further statistical information on this subject we should have to consider whether that information could be obtained by direct application to the occupier, or whether some special machinery should be created, or whether the Inland Revenue officers should be asked to make estimates for their different localities.

37,016. Of course you understand that this is a very important matter for the consideration of the Commission if information can be obtained upon it. Can you, as representing the Board of Agriculture, suggest to us any means by which information as to the approximate amount of land which has lapsed into this unfortunate condition in various counties could be obtained?—My difficulty in replying to that question is based very much on the fact that we are not yet aware of the class of land which is within the category to which the Commissioner refers. We know our returns and we know the headings of our returns, but "land out of cultivation" and "derelict land" are expressions of which we do not know the precise meaning attached to them by those who use them.

37,017. But is that not a matter to which the Board might turn its attention with some advantage just at present?—We should be very glad to consider any suggestions for the re-arrangement of our returns, but at present all that we can say is that there has been either a diminution or an increase in the acreage under all kinds of crops, under bare fallow, and under grass. The expression "under grass" is obviously a very elastic expression. There is a good deal of land which in one sense may be said to be under grass which comes under the heading of mountain or heath or rough grazing land. The variations and shades as between fully cultivated land and land not in cultivation at all are infinitesimal; it is like a rainbow, if I may use the analogy.

Possibility of ascertaining estimate of land out of cultivation through the Land Office Inspectors.

37,018. Quite apart from the question of returns or statistics, would it not be a matter of comparative ease for the Board to obtain this information in this way: you have a great number of inspectors, I believe, attached to the Board, leading agriculturists, in almost every county in England and Wales; is that not so?—The inspectors attached to the Board are not in a true sense our inspectors. They are really gentlemen who may be appointed inspectors for the purpose of particular business, usually under the Lands Improvement Acts. Their whole time is not at our disposal. They are gentlemen whose occupations are very multifarious and very pressing, and we cannot use them in the way in which a Government department ordinarily uses its inspectors. One of the points to which I propose subsequently to call the attention of the Commission is the absence of facilities for obtaining information throughout the country.

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37,019. You have these gentlemen attached to the Board although they are not ordinarily called inspectors, and I understand they are men most eminent in agriculture and well acquainted with the conditions of their different districts in almost every part of England; would it not be possible to get information without great difficulty from them upon these points? I may tell you that we addressed inquiries to a vast number of these gentlemen on this very subject earlier in our proceedings, and we have now a return before us which is called "Answers to the inquiries addressed to the Land Office Inspectors of the Board of Agriculture." One of the questions they were asked was this: "Has any land gone out of cultivation in your district"; and from some 16 or 17 of these gentlemen we have replies to the effect that more or less land has gone out of cultivation. Would it not be perfectly possible for the Board to obtain information for us on that subject rather more in detail from each of these inspectors?—I think the more convenient course would be that the Commission should itself ask the inspectors to supply that further information. I myself do not see that the intervention of the Board is of any real value. If the gentlemen in question were our officers in the sense that we could always control their services, I should say that it would be, but this is not the case, and I cannot see that the intervention of the Board would be of any real practical value.

37,020. Has there ever been any difficulty whatever in obtaining the fullest information from these gentlemen on points of importance affecting agriculture whenever it has been demanded by the Board?—References to these gentlemen are becoming rather more difficult than they used to be, because suggestions are now so much more frequently made that we should obtain their assistance. Naturally these gentlemen, most of whom are engaged in professional work, are unable to give their time without the payment of a fee. They are not salaried officers of the Board, and consequently a fee should be paid whenever we apply to them for information. Some of them, I am bound to say, are very willing to give us information without the payment, but others raise the question. The whole position of the Board and these inspectors with regard to inquiries which really do not fall within the scope of their work is unsatisfactory. We ask a professional man to give up a considerable amount of his time and to devote a considerable amount of thought to answering inquiries, and we are not at all clear whether we can remunerate him or not. I may say, generally, that on this account we often have very grave hesitation now in referring to these inspectors for assistance.

37,021. It is within the option of the Board, I suppose, to pay for their services whenever they think it necessary?—No, the Board would have first of all to obtain the approval of the Treasury for the expenditure of the money.

37,022. And, as a matter of fact, then if we were to ask you to obtain for us, and if it were possible to obtain this information that we desire in the way that I suggest, we should be asking the Board to do something which would add to the expenses of the department?—Undoubtedly that would be so.

37,023. And that would be one objection to obtaining the information?—That would be an objection from our point of view.

37,024. You have something further to say to us on the question of these inspectors later on, I think?—I have something to say to the Commission generally as to our means of obtaining information on agricultural questions. We are very conscious of our deficiencies in that direction.

37,025. (*Viscount Cobham.*) Many of these gentlemen could not really give the time, could they, even if they were remunerated?—If the Board or any public body ask them for information, naturally they rather strain a point in order to obtain it, but they are gentlemen who are full of pressing and important professional engagements.

Agricultural Department of Hungary.

37,026. (*Mr. Chaplin.*) Are you acquainted at all with the Agricultural Departments in foreign countries,

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such as Hungary and Austria? I will take the case of Hungary first; are you acquainted with it?—I have certain general information upon it. The Board are not in possession of any more information, I think, than the Commission already have before them. There have been certain parliamentary papers on the subject and certain special inquiries have at times been made.

Increase in cultivated area.

37,027. (*Mr. Dalton.*) Might I go back to a question that I put somewhat earlier to-day with regard to the amount of the apparent increase of the land under cultivation; judging from these returns, the land under cultivation has increased by a million and a half acres since 1873?—Yes, that is so.

37,028. And the woodlands and plantations have increased by half a million?—Yes, so far as the two returns to which I have referred enable a comparison to be made.

37,029. According to these figures—I am taking the figures from 1873 to 1893—— ?—Yes; but as I pointed out to the Chairman, there are notes to those figures which explain that the years 1873 and 1893 are not the years in which the returns were made. As between the two returns a substantial increase is undoubtedly shown.

37,030. In the years 1873 and 1883 you have no figures as to the mountain and heath land used for grazing, have you?—No, we commenced obtaining information on that point in 1892.

37,031. Therefore, practically in those first two years you had no wiping-up column which would enable you to get roughly at the total acreage of the whole country?—That is the case.

37,032. The effect of that, I suppose, has been to make the returns for those years as to the land under cultivation less trustworthy than they otherwise would have been?—In the earlier years?

37,033. Yes; the years 1873 to 1883?—That is so, undoubtedly. It would be quite possible that some of the land now returned under the heading of rough pasture land and unenclosed mountain and heath land may have been previously returned under the heading of permanent pasture; that I think is quite possible.

37,034. Of course, if the figures are correct as they stand, you have two million acres taken from the mountain and heath land used for grazing, and added practically to land under cultivation and under forest?—Yes.

37,035. I suppose that you would not consider that that would accurately represent the fact?—I can hardly say so; it seems to me a surprising fact, and I cannot help thinking that it probably is in excess, and possibly greatly in excess of the real position, but there are the figures.

37,036. What I want to point out is that there was in the earlier years no wiping-up column to enable you to verify them year by year?—No.

37,037. Therefore you would not feel that much reliance could be placed upon the fact that a million and a half more acres have really come under cultivation in the popular sense of the term?—No, I should think there has been an increase, but that probably the increase is not so great as the figures would suggest.

Increase in area of woodlands and plantations.

37,038. Going to the subject of the woodlands, I think a little light might be thrown upon that by referring to another table which you have in your statistics which shows that the plantations which have been planted out during the last ten years only cover 102,000 acres. At page 35 of your statistical return you have woods (except plantations) 2,591,000 acres; plantations planted during the last 10 years 102,000 acres; is that not so?—Yes, that is so.

37,039. So that you only have during the 10 years an increase of practically 102,000 acres under wood, whereas according to the other statistics you have in 20 years half a million, that is five times as much?—Yes, those are the figures.

37,040. That would throw considerable doubt upon the earlier figures, would it not?—Yes. I am afraid it is not possible to go more closely into the details of the previous return, but I should think the inference you have drawn from the figure is a correct one.

Increase in cultivated area.

37,041. What I was anxious to get at is this: We have heard of land going out of cultivation, and we have here apparently a very great increase in the land under cultivation, and I want to know whether you think there has been an increase in the amount of land actually under cultivation, or whether you think it is possible that there may have been an error in the earlier years?—I can come to no other conclusion than that there has been an increase. I can scarcely think that a mere improvement in the accuracy with which these returns are made and collected would be sufficient to account for so large an increase. Of course it is notorious that reclamations and extensions do go on in certain parts of the country. That would be shown if you were to analyse more closely the figures as between the districts in which enclosures and reclamations can be made, and those in which they cannot be made. Many of the increases, I think, will be found in the northern counties of Scotland, where there is great room for enclosure.

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37,042. Do you think that they will cover the greater part of the million and a half?—Yes, I think so.

Land out of cultivation and the returns of acreage under crops, bare fallow and grass.

37,043. (*Mr. Little.*) Do I understand that what Mr. Dalton speaks of as uncultivated land is still included probably in the "area under crops, bare fallow, and grass"?—Yes. I understood that Mr. Dalton's questions were rather directed to the increase in the total acreage under crops, bare fallow, and grass, which seemed to him rather at variance with the general opinion as to the course of agriculture.

37,044. I understood Mr. Dalton to say that it was remarkable that while land was going out of cultivation the cultivated area increased—but the land out of cultivation is included in the total area under "crops, "bare fallow, and grass"?—I could hardly say that land out of cultivation is included in the cultivated land.

37,045. Is it not the fact that land which is described ordinarily and in common phrase as having gone out of cultivation is still land "under crops, bare fallow, and grass"?—Of course, if it is so returned by the owners then it so appears in the return, and if owners take the same view that the Commissioner has just expressed, then it would appear in the return.

37,046. (*Mr. Dalton.*) The point I wish to make is rather this: that in the present depression of agriculture, which has gone on now for a considerable time, it seems a startling fact that anything like this enormous area of land should have been brought under any kind of cultivation after having been mountain and heath land. I should have thought that, at any rate, it would have been very difficult to have found that two million acres, or a million and a half of acres of what would be ordinarily mountain and heath land, had been brought into cultivation during the time when this depression has been going on?—I should think, as a matter of fact, much of the land returned under the heading of mountain and heath land differs very little indeed from land which is described as permanent pasture, excepting in the fact that it is unenclosed. In the hill countries especially, the land which is enclosed, and which is returned under the head of permanent pasture, differs at a certain point scarcely at all from the land included under the head of rough grazing land and mountain and heath land. "Under cultivation" is a term which scarcely represents the position of much of the land returned as permanent pasture. As I said in reply to Mr. Everett, "cultivation" is a loose expression, and the proper way of describing the land within what we call the cultivated area is: "Total acreage under all "kinds of crops, bare fallow, and grass."

37,047. (*Mr. Little.*) Just to clear up those points that Mr. Dalton has been urging, may I ask you to refer to the returns of 1884 as to the total area under "crops, bare fallow, and grass," and to compare them with those for 1894?—I have the figures for 1883 and 1893 only.

37,048. I have 1884 here, if you will allow me to quote the figures from it. In 1884 there were 24,844,490 acres, and in 1894 there were 24,880,717 acres. That is practically the same quantity, and there has not been even an apparent increase of more than 36,000 acres in the area in the last 10 years?—That, of course, is for England. If I may take, practically, the same figures, that is, if I may take 1893 as compared with 1883, which are the years for which I have the figures here, here is an increase of 102,000 acres in England, 56,000 acres in Wales, and 100,000 acres in Scotland; and of course the increase of 100,000 in Scotland and 56,000 in Wales is much greater in proportion than the increase of 102,000 in England. I only mention that as showing that in the hill districts a good deal of reclamation and enclosure bringing land within the area of permanent pasture has taken place.

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37,049. My figures, which were for England alone, show that in 10 years there was an increase of 36,000 on 24 millions?—Yes. I might supplement that information by stating that of the 102,000 additional acres in England in 1893 as compared with 1883 there was an increase of 26,000 in Cornwall, of 27,000 in Lancashire, of 16,000 in the North Riding, and of 12,000 in the West Riding—all of them districts in which the bringing of land into the area of permanent pasture might very likely take place.

37,050. All of them districts in which there is a large area of moor land?—Yes.

37,051. (*Viscount Cobham.*) One or two large mountain commons, I think, have been enclosed in those counties?—Yes.

37,052. (*Mr. Dalton.*) When you get these statistics that we are speaking of now from a particular area, have you any means of checking the figures by the total acreage of that year; I am not quite sure for what areas you get them. Do you get them for unions?—We get them for parishes.

37,053. Then it is possible to check them from the census, is it not?—It has been suggested that the Inland Revenue officers should be supplied with the total area of the parish, but I am not quite sure whether this is done.

37,054. That would a great safeguard?—Undoubtedly.

Statistics of rent of and expenditure upon agricultural land.

37,055. Do you have any statistics as to the rent of agricultural land?—None whatever.

37,056. Nor as to the expenditure upon the land?—No.

37,057. Do you think it is desirable to have that?—I think so. I think any information on the subject of rent, or on the subject of either landlords' or tenants' expenditure, would be extremely valuable. The facts of the matter cannot be too widely known.

37,058. It would be practicable to get those facts, I suppose, without any very great expenditure?—I am not quite clear how you can get them. A certain amount of information as to rents and values can be obtained from the Inland Revenue Office, but when you come to expenditure you come to a matter upon which people are very unwilling to give any information.

Method of collection and publication of corn returns.

37,059. (*Mr. Lambert.*) I just want to ask one question on the method of collection and publication of the corn returns by which the value of the tithe rentcharge is annually determined. What parts of England do you principally get these returns from?—A list of markets at which returns are to be collected is set out in a schedule to an Order in Council which was revised by the Board of Trade some years ago. If necessary, I could put in a copy of the list which would show that returns are made in practically all the leading markets in which corn is sold and bought.

37,060. Then you would not be able to say whether the west of England is as well represented in the list as the east?—I have not a list of the returns with me, but there is no difficulty in obtaining that information. Certainly the idea that the Board of Trade would have had in framing the list was to include every market in whatever part of the country in which corn was bought or sold in any reasonable quantity.

37,061. (*Mr. Giffen.*) Is there not a list of the towns in the Annual Blue Book about the corn returns in which the amounts returned at each market are stated?—Yes, that is so.

37,062. (*Mr. Lambert.*) Then in taking into account these corn returns you do not take into account the corn that the farmer consumes at home?—That is so. It is simply the corn bought and sold.

37,063. Have you heard of any particular grievance amongst farmers that it is only the best corn that these averages are taken from?—That was one of the matters considered by the Select Committee which sat under the chairmanship of Mr. Jasper More. The Committee did not recommend any alteration in the law in this respect.

37,064. After all there is very considerable dissatisfaction amongst farmers, and you have heard it expressed. I presume that it is only the best corn that is taken into account in estimating the tithe rentcharge?—Yes, that is so; and as I stated to the Commissioner the complaint is one which was brought before Mr. Jasper More's Committee, and it was considered by them in detail in their report. The Committee was a very strong one, and the fact that a Select Committee of the House of Commons has considered the grievance, and has not seen its way to recommend any alteration in the system, is a factor which must be borne in mind.

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37,065. (*Mr. Everett.*) On the same point then you have not found any elasticity of operation open to you by which you could deal with the exceptional circumstances of a year like the present in which in the eastern counties I should think not more than half the barley grown will come to market at all, and the half that does not come to market would not on the market make above half the price of what actually will go to market?—No, no elasticity is possible. We are bound by the provisions of an Act of Parliament, and the system adopted is exactly the same year after year. We have no power to vary it.

Prices of live stock.

37,066. (*Lord Rendel.*) I think you said in your evidence-in-chief that you are able to obtain statistics of the prices of live meat from 15 markets only?—That was with reference to the prices of cattle sold by live weight. There is a schedule to the Act of Parliament of 1891, which specifies the principal cattle markets in the country. I am sorry to say that the returns which we have received from those markets have not in every case come up to what we think is the proper standard of excellence, but we are endeavouring to bring about some improvement.

37,067. But you attach importance to those?—Certainly.

37,068. They would be very distinctly beneficial to the grower?—There is a general recognition of the value of good statistics of prices so that the course of the markets may be very obvious to every one.

37,069. At present the markets may prove more unfavourable in many cases than the old system of private dealing, I suppose?—I do not know whether that would be so; I have not sufficient practical knowledge of the trade to say that; but I should suppose that a market would be a beneficial thing for all concerned, and that in the multiplicity of transactions you get a better means of disposing of the produce.

37,070. But assuming that the markets were found to some substantial degree disappointing in that respect the Board of Agriculture would greatly desire, as far as you know, to extend their present system of securing returns as to prices?—Yes. We do not get very satisfactory returns from the markets to which I have referred. We ought to get better ones, but I do not think as a matter of practical administration that we are likely to do so without a further expenditure of money.

37,071. But that additional expenditure would not amount to any serious thing, would it?—No, it would not amount to anything at all serious.

37,072. And the machinery would be very easily found?—I think we should be able to do it without much difficulty.

37,073. (*Mr. Giffen.*) Would it alter the average of corn prices by the slightest fraction if we got better returns from these 14 markets?—I was not referring to the corn returns, but to the prices of live stock. With regard to the corn returns, I think they are about as good as any statistics of that kind are ever likely to be. They really are very good, and I doubt whether any improvement in the machinery would alter the price of the corn by a farthing.

Method of collection of corn returns.

37,074. (*Mr. Lambert.*) Without taking into account the waste corn?—That is another question, of course. I was simply speaking as to the question of machinery; the question of the principle on which the returns are made is of course another thing.

37,075. (*Lord Rendel.*) The success with regard to corn would only bring out into greater prominence the comparative failure with regard to live meat?—In the case of corn you have long standing custom and tradition. The corn returns are statistics which have been in existence for over a century. You have there a well-established system, and there is a very good general knowledge on the part of those concerned as to what is required. But in regard to other commodities we have to build up a system, and it will be many years before we can possibly hope to have such good statistics as to the prices of stock as we have with regard to the prices of the three cereals.

Prices of live stock.

37,076. Viewing the growth in relative importance of meat as compared with corn, the impriority of statistics as regards the returns of prices of meat

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becomes more serious?—Yes; we should quite recognise that, and that is one of the reasons which led us to look for some improvement in that direction. I may say that the Board are extremely anxious to obtain better statistics as to the price of stock.

37,077. (*Mr. Everett.*) In our part of the country you would get them most accurately and easily from the leading auctioneers on the market, but it would entail a fee, probably?—I have been using the word market as including the auction marts. There are some big auction marts which are really of more importance than many of the markets. But in all those cases the payment of a small fee would probably ease the matter very much.

37,078. You have very full returns of the quantity of corn of various kinds imported, as well as the produce of this country. I think they are given in the agricultural return?—We include them in the volume for the purpose of convenience; but they are collected by the Board of Trade through the machinery of the customs.

Consumption of meat.

37,079. Have you any returns showing the quantity of meat which is sold for consumption, having regard both to the product in England and the imports from foreign countries?—No. I have seen calculations made as to the quantity of meat available; in fact, I have supplied certain information to Parliament with regard to the quantity of meat which has been taken into consumption in certain years.

37,080. Do you know whether the consumption per head of the population has increased or no?—I am satisfied that it has.

Consumption of wheat and flour.

37,081. Have you ever estimated the consumption of wheat and flour per head, foreign and home grown, of the population of the United Kingdom?—I should think it would be somewhat difficult to make any estimate as regards the flour.

37,082. I mean added together; I do not mean distinct from one another, but in the gross?—Some calculations of that kind might be made, but there is always an element of uncertainty in any calculations of that kind.

Duties of the intelligence branch of the Board.

37,083–4. (*Chairman.*) Will you now proceed to the second branch of your evidence which deals with the intelligence branch of your department, and will you state what has been done in that respect?—Perhaps I might in the first instance state to the Commission generally what the duties of the intelligence branch are. We note and abstract information transmitted by the Foreign Office respecting agriculture in foreign countries and with reference to the diseases of animals abroad; we note and translate information contained in the official returns of foreign and colonial departments of agriculture; we translate and digest as far as we can information from the foreign agricultural press and from veterinary and scientific publications; we collect and file information from the British agricultural and general press relating to agricultural questions; we make arrangements for the experimental exhibition of weather forecasts at rural telegraph offices; we prepare leaflets and special notices as to insects and experiments and other subjects, which we circulate as widely as we can; we have commenced the preparation and issue of the Journal of the Board of Agriculture, which is at present intended to be a quarterly publication; we compile from the foreign trade reports statistics of the trade in animals of foreign countries; we are endeavouring to form a library of reference, especially of the reports of foreign and colonial departments of agriculture; and we deal generally with correspondence relating to insect attacks and experiments and other similar subjects upon which letters are addressed to us. All this is new work which has devolved upon the Board under the Act, and we have always attached great importance to this branch of our duties. At the same time we feel that very much more remains to be done before we have reason to be satisfied with ourselves. We have a very small staff employed in connexion with this branch, and there is no doubt that sooner or later that staff will have to be strengthened if the work that we are doing is really regarded as of importance to agriculturists in this country. There are two matters perhaps as to which I might say we should especially value the opinion of the Commissioners; the first is with regard to the issue of the weather forecasts, and the second is with regard to the Journal.

Experimental transmission of weather forecasts.

37,085. Will you state what you think ought to be done?—Firstly, as regards the issue of the weather forecasts. In 1893 we made arrangements for transmitting the forecasts each afternoon to telegraph offices in the rural districts of the two counties of Essex and Northumberland for exhibition there. We thought it might be useful for the farmers that they should have an opportunity of seeing or of sending in to see what the forecasts were for the next day.

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37,086. (*Mr. Little.*) During what months?—During the months of August and September. As to the results obtained, I am bound to say that as far as we could get information on the subject, we did not think the appreciation was sufficiently keen to justify a very considerable extension of the arrangements. We decided, however, to repeat the experiment on a larger scale during the present year and over a more varied period, certain typical hay-growing counties being included in the scheme. We exhibited forecasts for eight weeks in June and July, for representative hay-counties, Somersetshire, Carnarvonshire, and Ayrshire; and in July and August for typical corn-counties, Cambridgeshire, the East Riding of Yorkshire, and Haddington. We are engaged in collecting information as to whether the work of the Board in this direction was of sufficient value to justify its continuance; but our information at present is not complete, and we are anxious to bring the matter under the notice of agriculturists, with a view to receive some expression of opinion as to whether a real practical value, sufficient to justify the expense, is obtained by the issue and exhibition of these forecasts.

37,087. (*Chairman.*) Were the forecasts realised?—The per-centage of successes was, we understand, considerable. There is no doubt that a considerable advance has been made in regard to these forecasts. They are supplied to us by the Meteorological Council, and in the report of that Council are given every year statistics as to the successes obtained.

37,088. How long ahead do they make the forecast?—We send out an afternoon forecast, but I believe there are two or three made during the day. Of course the forecast must be exhibited in the afternoon, so that a farmer may make his arrangements for the next day.

37,089. (*Mr. Chaplin.*) Is the expense considerable?—It would be certainly substantial if you took the whole of the country. I think last year, for the two counties, it cost about 260*l.*—at any rate something between 200*l.* and 300*l.*—a county.

37,090. (*Chairman.*) Does the forecast give the probable weather the next day?—It is the forecast which you see in the evening papers and at the clubs.

37,091. (*Viscount Cobham.*) For 24 hours?—It is rather less than that. It is telegraphed in the afternoon. The question, of course, is whether the expense is justified by the practical results obtained.

37,092. I suppose the same information is distributed to the various newspapers throughout the country?—Yes, that is so; but in many rural districts the newspaper is not available until the next morning.

37,093. How is the forecast communicated to the farmers in the rural districts?—It is telegraphed from the General Post Office here to the telegraph offices in the rural districts.

37,094. (*Mr. Chaplin.*) In all the villages?—In all the villages; and the postmasters put the telegram outside on their shutters or in their windows, so that the farmers can see the forecast.

37,095. (*Mr. Little.*) You have, in addition, some one on the spot who undertakes to record the result for you?—Yes; we try by that means to get information as to the success of the forecasts.

37,096. Those are volunteers, I presume?—Yes; we have asked our friends in those counties to tell us what results were obtained in order that we might see whether the experiment ought to be continued.

37,097. Shall we have the result of their reports soon?—Yes, soon.

Journal of the Board of Agriculture.

37,098. (*Chairman.*) What have you to put before us with regard to the other point, namely, the Journal?—We propose now to issue a quarterly journal, one number of which has appeared. That is an enterprise which is sanctioned for a limited period, and the continuance of it will depend very much upon whether agriculturists and the leaders of agriculture appreciate and find any value in the publication.

37,099. That publication would contain any information, I presume, which you would receive from foreign countries bearing upon the state of production?—Quite

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so. We should endeavour to make it a means of bringing the information that we get within the knowledge of the persons interested. I may say that the first number, judging from the sales, has been a distinct success; for we have sold, I think, about 4,000 copies of it, which is a distinct success for a Government publication.

37,100. Has it found its way into the hands of farmers in the rural districts, do you think?—That we hardly know yet. I should think it had to some extent; but that is a matter upon which we rather invite the expression of opinion.

Facilities for obtaining information upon agricultural questions.

37,101. Do you think it would be advantageous that you should have at your disposal better means of obtaining information upon agricultural questions?—Yes, distinctly. I should say, taking first our home information, that we look forward to the time when we shall have agricultural correspondents in each district from whom we can receive periodical information as to the position and prospects of agriculture in their respective localities, who would give us early information as to the appearance of disease and insect pests, who would keep us in touch with the various agricultural societies and farmers' clubs, and be a means of communication between us and our clients and our clients and us. At present we know little more as to the current position of agriculture at home than we learn from the newspapers and from chance correspondents, and I believe it would be of the greatest benefit to agriculture if closer relations could be established between the department and those actually engaged in the industry.

Scientific assistance at the disposal of the Board.

37,102. Do you attach importance to the increase of scientific assistance at your disposal?—Yes; that is a second direction in which we think that, at the present moment, we are insufficiently equipped. The Board feel that unless it can be said with certainty that science can do nothing more for British agriculture, there is obviously a legitimate field for work by the department; and we look forward to a considerable extension of our present means of usefulness in this direction. With regard especially to botanical science, we consider that some advance is very necessary, and we are at the present moment in communication with the Office of Works with a view to ascertain whether it would be practicable to make arrangements whereby the staff of Kew Gardens could give more continuous attention to matters affecting British agriculture. Our impression is that even taking into account the excellent work already done, and still being done, by private agencies for the improvement of agricultural staples, and in the way of agricultural experiment generally, there still remains something to be done by the Government in these directions, especially in the way of making widely known the results obtained. In fact, we want to be sure that botanical science well equipped and directed can do nothing more than is already being done for the improvement of the value of the agricultural product. I might mention also that we want to be in a better position to supply information to correspondents and to investigate plant diseases. Possibly the demonstration stations now coming into existence in connexion with the college centres and the county councils will also become research stations, the one class of work necessarily tending to the other; but some conjoining influence will be required, and this we hope by degrees to find ourselves in a position to supply. Of course work in the direction I have indicated may require that we should have access to land in various parts of the country. It may be that this will be possible through the present Office of Woods. We feel generally that we want to be better equipped in the matter of scientific assistance, and amongst the matters that I may mention as particular subjects in which we feel our deficiencies are forestry, entomology, vegetable pathology, and horticulture.

Issue of information obtained from foreign scientific and official publications.

37,103. Then have you anything to say with regard to information from abroad?—There again we feel that equally serious deficiencies present themselves. We receive a certain number of the leading official and scientific publications and newspapers, but the staff of the branch is, as I have said, a very limited one indeed, and I can scarcely say that there is such a prompt and complete examination of their contents as is desirable.

37,104. Will you give illustrations of that?—I think I may give at least two illustrations of the advantages of our being in a position to issue information promptly and efficiently to those concerned in practical agriculture. It was stated in a paper read before the Worcestershire Chamber of Agriculture in March last that Warwickshire farmers might have saved thousands of pounds if they had been reliably informed of the failure of the apple crop in Canada and the States in 1893. Early in June of that year, as it now appears, reports had been received indicating unfavourable prospects for apples, and in July official information was received to the effect that the prospective commercial crop of apples in the States would be light, and in many sections a complete failure. These reports were again officially confirmed in August. As regards Canada, official information reached the Board in August that apples were a failure in Ontario, and that the commercial varieties were much below an average crop in some districts of Nova Scotia. It seems certain that if we had been in a position to digest that information, and issue it promptly, that even if the statement made before the Worcestershire Chamber of Agriculture, namely, that thousands of pounds would have been saved to farmers in Warwickshire, was somewhat exaggerated, yet substantial good would have been done by the issue of that information. The second illustration which I would give has reference to the new potato disease, reported from the south of Scotland in March last. There is now reason to suppose that that disease is identical with one concerning which reports appeared in the German agricultural press as early as September of last year, and it was obviously very desirable that such information as was available on the subject should at once have been collected and summarised, so as to be available for publication in this country immediately on the appearance of the disease. I may say that we recently issued a leaflet as to the spraying of the potato crops as being of value in protecting them from blight, and that a correspondent of the "Belfast News Letter" was good enough to say that the spraying with the solution we recommended was tried last year, and was "found to be of infinite value in the protection "of the crop from blight." One farmer gave the writer of this letter his opinion "that the crop when "sprayed is worth at least 5*l.* an acre more than if left "unsprayed." I mention these things simply as evidence of what I have stated as our belief, namely, that practical value would attend a well organised intelligence branch of the Board of Agriculture capable of at once digesting and issuing information of this kind.

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Facilities for obtaining information from abroad.

37,105. Do you think that facilities should be given for obtaining that information from abroad?—Yes, I am very strongly of opinion that we are not sufficiently in possession of information as to what is going on in agricultural matters in the leading countries in which agriculturists are interested. We receive a certain number of reports from British consuls abroad on matters of interest to the agriculturists of this country, but our experience goes to show that in those countries, such as the United States, Russia, and the Argentine, and in Canada, and perhaps India and Australia, some special representative of the department is required, possessing adequate technical knowledge, and able to communicate to us for publication, if desirable, prompt information as to crop prospects, new modes and subjects of cultivation, and the results of scientific research in all matters affecting agriculture. A step in this direction was taken last year by the French Government, and the United States and Denmark have for some years past employed agents abroad. We view with favour developments of the department in these directions, because we believe that the value of the agricultural product can best be improved by the wide circulation of information of practical utility, and by bringing scientific knowledge and research to bear upon actual work in the field.

Appointment of agricultural attachés in foreign countries.

37,106. What kind of agents do they employ? Do they employ people of their own country, or people of the country in which the information is desired?—They employ people of their own country who get in touch with people here, and the interests here, which they are set to watch. Denmark especially has done very much to foster its butter trade by the appointment of a gentleman of considerable ability, Mr. Faber, who is constantly sending home information likely to be of value in the development of the butter industry.

37,107. Is he employed solely upon that or has he other duties, and does he merely give a portion of his time to the State?—I am not sure whether that is the case or not. I only know him as being connected with this work.

37,108. It would of course make a great difference in the cost of the arrangement whether you employed a

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person especially for the purpose, or whether you got the information from somebody who is employed on other matters?—On the other hand, there is a very considerable advantage in employing, for so important a matter of this kind, someone who is absolutely under the control of the Government. As regards crop prospects it is conceivable that a person engaged in trade might manipulate his information for his own private purposes. I personally attach the greatest importance to the absolute freedom of all persons engaged in work of this kind from any pecuniary motives. If I may say so I should regard anyone in our statistical branch, who in any shape or form had any commercial interest in trade, or who embarked on any speculation in corn, or anything of that kind, as a very undesirable member of our staff.

37,109. (*Mr. Chaplin.*) I want to go back to the last question for one moment. Where does the gentleman who you say sends information to Denmark about butter send it from, where is he stationed?—In this country.

37,110. (*Mr. Giffen.*) Can you give us any idea of the benefit to the agriculturists of the United States from the employment of these agents?—I have not made inquiries into detail as to that, but I am satisfied that the countries which I have mentioned are of such importance now to British agriculture, that it is of the very greatest importance to us to know what is happening there.

37,111. (*Chairman.*) Take the Argentine Republic, it would seem to be scarcely worth while to employ a man specially to be travelling about there and getting information?—I happened to mention the Argentine Republic, because the opinion is very general that the future of the Argentine is of very great importance to the agriculture of this country. The Argentine is very much spoken of and the possible development of agriculture in the Argentine has been the subject of reference in many quarters. I mentioned it as a country with regard to which I think it is very desirable that agriculturists should have a good deal more information than is at present available.

37,112. (*Mr. Chaplin.*) Is not Argentina the one country above all others from which we suffer most from competition in wheat at present?—I can hardly answer the question quite so broadly. I should say undoubtedly that we badly want information as to the prospects of wheat growing in Argentina.

37,113. (*Lord Rendel.*) Do you happen to know whether we have at present a Consul-General at Buenos Ayres?—We have consular officers in Argentina. I do not wish to disparage the help which we have obtained from our consular officers, but their training and experience, and their principal official interests, are not such as to enable them to give that special assistance to agriculture in this country which we think is desirable.

37,114. In cases where there is a consular agent with an adequate salary who is not supposed to be, nor in fact is engaged, in any trade or in commerce, would you then have some reliance upon the services of some member of his staff?—I would rather prefer to have an agricultural attaché, and I do not think the expense would be very considerable. The Consul-General has very elaborate official duties to perform. He comes mainly in contact with the people at the ports, and he is not by any means necessarily acquainted with the general run of agricultural questions. Although I am sure he would endeavour to give us as much help as he could, yet his agricultural work is to some extent subsidiary and supplementary to the main line of his official duties. It is an adjunct to his official duties, and not the main purpose. Excellent agricultural reports do not very much advance his consular prospects, as it were, not so much as in the case of a young agricultural attaché with an agricultural training, who might look forward if he distinguished himself and made himself useful, to a career in connexion with the Agricultural Department.

37,115. But practically is there not at present attached to the legation a commercial attaché?—In one or two of the countries named there is a commercial attaché, but the same objection I take it applies there, namely, that he does not sufficiently come in contact with agricultural affairs and agricultural interests. Then again I believe there would be quite sufficient agricultural work for one man. I may mention to the Commission that in the United States alone there are 330 agricultural newspapers published, and it would be very important—I do not mean to say that the agricultural attaché should read every one of the 330 newspapers—that he should keep himself in touch with everything that was going on in agriculture, so that we might have periodical reports as to the position abroad.

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37,116. (*Chairman.*) In the case of the Argentine Republic, would it not be better occasionally to send out an able and experienced agriculturist in order to have a special report, and then that that should be supplemented yearly by further information obtained through the consul of the progress of cultivation in the country?—Possibly I attached a little undue importance to the Argentine. I am by no means sure that such an arrangement would be sufficient. If Argentina develops, it may be very necessary that during the process of that development we should have a permanent representative there.

Information as to probable development of Argentina.

37,117. (*Mr. Chaplin.*) Has the Board any information now about the probable development of Argentina?—As regards the probable development of the Argentine, very little. We can give certain information as to the existing position. There is certain statistical information as to the facts in recent years; but whether the progress is going to be continuous, it is almost impossible to say.

Appointment of agricultural attachés in foreign countries.

37,118. (*Mr. Giffen.*) Have you ever thought of sending a man not quite so far as the Argentine Republic or distant foreign countries, but to the east of Temple Bar, for the purpose of inquiring into the information which is to be obtained there?—I do not believe that the information we want could be obtained just on the other side of Temple Bar. I do not believe that it is simply a question of reading newspapers, but I believe that it is a question of constant contact with agriculturists in these countries.

37,119. Are there not probably east of Temple Bar people who know everything about the Argentine Republic, having estates there and other means of information?—I am by no means sure that we could depend entirely upon their information. I would much sooner send out a young man who had had a good agricultural training, and who had got a career in front of him if he did loyal work for the department. Let him come in contact with agricultural affairs; give him, perhaps, 300*l.* a year, or something like that; and let him report direct to us. I would trust him much more than the man who was engaged in commercial pursuits himself, and who might give me as much information or as little information as suited his own interests.

37,120. The advantage would be that probably people east of Temple Bar are much abler than the great majority of the men whom your agent would find in the Argentine Republic, and have got the subject much better in hand as it were?—Of course, we should be very glad if such people would give us information, bu as a matter of fact they do not.

37,121. You have never thought of trying to get it in that way?—I am afraid I do not quite understand who the people are. Are they corn dealers, or what are they? There is a certain disadvantage in going to persons for information over whom you have no control, who may give you just such information as suits their purpose, and possibly their purpose is not your purpose.

37,122. But that would apply to getting information in the Argentine Republic itself?—I think it would be much easier in the Argentine itself to check the information. I would much sooner trust the results of a special inquiry by a man who knew what he was about, and who could test the facts on the spot if he pleased.

Agriculture and live-stock of foreign countries.

37,123. (*Chairman.*) Have you now in possession of the department any complete information regarding the production of wheat, maize, and so forth in other countries?—We could put in tables showing with certain exceptions the estimated total produce and the estimated average yield per acre of wheat, barley, oats, and maize in each of the years 1890, 1891, and 1892 for certain of the more important countries and colonies, and also the number of horses, cattle, sheep, and pigs in each year from 1887 to 1892. In the course of a few weeks these tables could be brought up a year later for the use of the Commission. We could also furnish the Commission with information gathered from the official publications of the respective Governments as to the imports and exports of agricultural commodities.

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Cost of production.

37,124. (*Mr. Chaplin.*) In addition to the estimated total produce and average yield per acre, can you give us any information as to the estimated cost of production?—I will ascertain whether we could give any information on that point.

Agriculture in the United States and Denmark.

37,125. Do you know how it can be obtained?—There have been two or three special publications recently issued by the United States, by Denmark, and in one or two other cases from which a certain amount of information could be obtained but any evidence prepared simply by reference to those publications, or simply consisting of tables that we could put in, would not afford anything like the same amount of information as was obtained for the Duke of Richmond's Commission by several of the assistant commissioners who were then appointed for special foreign countries.

37,126. With regard to what you said just now about America and Denmark, the information in their possession you have, I suppose, at the Board of Agriculture?—We have that at the Board of Agriculture.

37,127. And you could give us all the information that they supply?—Yes, we could summarise the contents of those publications, but we could not do more than summarise them, nor could we make ourselves responsible for the information they contain.

Future of foreign competition and prices.

37,128. Then with regard to the probable future of foreign competition, have you anything to say to us?—That is a matter upon which I feel that it is even more difficult for us to assist the Commission, and I doubt whether we can with advantage, with our present means of information, do more than place the Commission in possession of such facts as are known to us and leave the inferences to be drawn by others. We can, for example, state what have been the imports of grain and flour from the Argentine in recent years, but we should hesitate to make official forecasts of the future, and say either that the present figure will or will not be maintained or increased.

37,129. For the same reasons I suppose you have found great difficulty in prophesying what will be the range of prices?—We should find very great difficulty in making prophecies, and there is always the objection to official prophecies that they are usually worse than private prophecies.

Bounties on exports of agricultural produce.

37,130. Have you anything that you would like to say on the question of bounties?—We have prepared certain information as to the Argentine bounties on live cattle and preserved and frozen meats, and as to the Victorian bounties for the promotion of the agricultural dairy, fruit and wine industries, but the information is neither very complete nor up to date, and it would probably be better that the Commission should obtain information on the subject from representatives of the Board of Trade, and perhaps the Colonial Office. I may mention that last night I found that in 1889 a full return of the bounties on exports, other than those paid on sheep and sugar, was presented to Parliament, and probably the information given therein could be brought up to date without much difficulty. We have no direct information ourselves on the subject.

Appointment of agricultural attachés in foreign countries.

37,131. (*Mr. Giffen.*) About appointing these agricultural attachés for foreign countries, could you give us any idea what number you would propose to appoint?—I am always in favour of making new departures in such directions very tentatively. I should myself, if I had a free hand in this matter, begin by appointing one attaché in order to see how the plan worked, and whether we got value for our money. I should be even inclined to appoint him for a limited period, say three years.

37,132. You propose to appoint agricultural attachés whose sole business would be to see and to report, but you do not propose that they should have any mission of a different kind?—No; I think to keep us informed in a country like the United States of what was going on there in regard to agricultural matters would be quite sufficient to fully employ the time of one man.

37,133. That is somewhat different from the business of some attachés who are now attached, I think, to the Embassy at Paris and the Embassy in St. Petersburg?—Yes.

37,134. And whose business is more diplomatic than merely seeing and reporting?—Of course it is a question for consideration. Possibly I should describe the position better by saying that the person appointed should act as an agent of the Board of Agriculture rather than as an attaché to the Embassy or Legation.

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37,135. Is that not a new departure in our official practice altogether?—Yes, and that is why I do not advocate one method much more than another. I only want to secure some means of communication and of information in a country like the United States, which is of such importance to agriculturists here.

37,136. I asked you a little time ago whether you could give any information of the benefit which the United States agriculturist has received from these agents abroad appointed by the United States, and I think it would be very desirable if you could give us some information of what is meant by the advantage which the agriculture of a given country would receive from having official agents abroad to report upon agriculture of other countries?—I have endeavoured to give two illustrations of the benefits that would have accrued to British agriculture. First of all as regards the failure of the apple crops in the United States and Canada there is distinct evidence—at least it is so stated by those engaged in the industry—that if they had known very promptly of the probable failure of the apple crops in the United States and Canada in 1893 it would have saved them many thousands of pounds.

31,137. Did the agricultural newspapers in this country give no account of such an important matter?—No, I believe not. In fact, the speaker at the Worcester Chamber of Agriculture went on to suggest that there should be some bureau established for the purpose of supplying farmers with information of the kind.

37,138. Do you actually suppose that a Government department in matters of importance would anticipate what the newspapers are likely to do?—I believe that as a matter of fact we could in agricultural matters frequently anticipate what the newspapers would be likely to do. Agriculturists in this country are not so closely bound up together, there is not that constant communication and reference to newspapers as there is in commerce. The assistance of a Government department, I think, is much more likely to be advantageous to agriculture than it is likely to be advantageous to commerce.

37,139. Is that not rather a censure upon the agricultural press of this country?—No, I think not. I think to some extent it arises out of the essential conditions under which agriculture is carried on. There necessarily is less communication, less constant meeting on a daily exchange, than in the case of commerce.

37,140. Surely the agricultural press of this country is conducted with a good deal of ability, and nothing would be easier for them than to have files of the newspapers published in important countries like the United States which would tell them everything of great interest at least that was going on, likely to affect the immediate course of agriculture?—I have nothing whatever to say against the agricultural newspapers, which I read with great profit to myself, but at the same time I do not believe that the agricultural newspapers are, as a rule, such profitable concerns as to enable them to employ the same amount of agency abroad as in the case of many other industries. What I should propose would be to use the information we obtain and circulate it by means of the newspapers.

37,141. But I wish to know whether you really will be able to get any better information than what the agricultural newspapers may get with very great ease, and would probably get if it paid them to do so?—If we had direct representation in the principal foreign countries I have no doubt whatever that we should get information which the newspapers would be very glad to receive and to publish.

37,142. I put the question because my experience is rather the other way, namely, that in matters of immediate commercial interest and immediate money interest the free agency is always rather ahead of the Government than otherwise?—I think, if I may be allowed to say so, that it is extremely dangerous to argue from the analogy of commerce to agriculture. From what I have seen much more is necessary in the way of assistance on the part of a central Government department in regard to agriculture than it is in the case of commerce owing, I believe, to the entirely different conditions under which agriculture is carried on. Although it is very true that individual enterprise may do more for commerce than a Government department, yet, at the same time, I believe that in agriculture a Government department such as ours is can do very much. I do not think that there is

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really any analogy between the two; I do not think you can reason from one to the other.

37,143. I did not say commercial interests altogether; I said money interests; where there is money at stake the free agency would probably be ahead of the Government always?—I do not think it is so in agricultural matters.

37,144. But still you can give no other concrete illustration except that of the Canadian apples?—On the contrary, I have already given a concrete illustration in regard to the potato disease. Undoubtedly our representative might have given us further information with regard to the outbreak of the potato disease in Germany at a very early date, which would have been most important, and which would have enabled us to prepare for what was coming.

37,145. The agricultural newspapers in this country did not get hold of it?—So far as I am aware they did not. I would not like to commit myself absolutely to the statement that they did not, but the information which I have goes to show that we ought to have been aware of the matter at a much earlier date than we were.

37,146. I do not wish to imply that I dispute the value of a great amount of the information which is obtained by Government agents relating to commercial and other matters, but I am rather dealing with those questions of information which is to benefit people in trade or agriculture by telling them immediately what is going on just at the given moment; because I think that is much better obtained by private agency?—I have no doubt whatever that is so in the case of trade where there is great frequency of communication and constant use of the telegraph; but there is no doubt, so far as agriculturists are concerned, that this is not the case, and a great deal of the information we have issued has been appreciated by them and has been considered by them to be of practical value. We have been constantly pressed to do more in that direction.

37,147. That is immediate information bearing upon immediate crops and on what the immediate action of agriculturists ought to be?—Not necessarily by any means.

37,148. But that is the point to which my questions are directed, viz., information of that kind, because it is upon that ground that you have asked for the agricultural attachés?—What I should say is, that a good deal of the information which is telegraphed and comes through the usual commercial channels does not get to the actual producers of this country but gets to the distributors. I am not proposing that we should endeavour to help the distributors, who, I think, can very well take care of themselves; but I should like to get more information into the hands of the producers of this country as to what is going on in regard to production in foreign countries, and I believe that the producers of this country would value that information. If I may take the case of the apples, which was said to represent a matter of many thousand pounds to the Warwickshire farmers, it is quite possible that the dealers here may have been in possession of that information, but the producers were not in possession of the information.

37,149. Then your evidence now rather points to the distribution of the information, and my question in that case would be: Could you not, as a department, have got information about the Canadian apples from a Canadian newspaper without sending an agent all the way to Canada to get it; and then all your function would have been to distribute your information through your journal?—If that were the only matter I should quite agree, but I contemplate that our representative abroad would get much more information than that; that he would get to know what was going on in the way of research, and that he would take advantage of the information supplied in the newspapers as to new ideas, new machinery, and anything of that kind.

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37,150. Still you are coming to information again which is not to be of immediate advantage to agriculturists for the purpose of an immediate crop or anything of that kind?—That is so. I am not entirely advocating the appointment of representatives abroad in regard to immediate information. There are matters not of pressing importance about which we could get information, but I believe we should get it better abroad than we could get it here east of Temple Bar.

37,151. Then you have never put yourself into communication, or contemplated putting yourself into communication, with people in the city who probably know about as much concerning the Argentine Republic and other countries abroad as anyone who will be found in the countries themselves?—I hardly know what is meant by putting ourselves in communication with people in the city.

37,152. I mean gentlemen in the city who are possessed of estates in every part of the world, and are full of information respecting the profit on those estates, and how the industries are managed, and who are generally well acquainted with the countries where their estates are situated; there is a large class of people of that kind?—If these gentlemen in the city will give us the information that we want for nothing, and do it well, of course *cadet quæstio*, there is no need for anything more. But these gentlemen in the city do not come to the Board of Agriculture and the Board of Agriculture does not seem to be able to put its hand upon them.

37,153. No, but I am suggesting to you that the Board of Agriculture might endeavour to put themselves in communication with them; they are bankers, financial agents, and rich gentlemen who have a little to do in the city, and who own estates all over the world. There are a large class of people full of information?—Of course I cannot speak of a class of men of whom I know nothing; but that does not seem to me at all the best way of obtaining the information we want. My view would be that it is much better to employ a man to obtain information in the country concerned.

37,154. Might it not help you if you were to get it at hand to check even the information that you get from your agents abroad?—One would not object to that if it is possible. There could be no objection to that.

37,155. Still you have not endeavoured to open up a communication of that kind?—We certainly did not look to the city as the probable source of continuous information on agricultural matters in foreign countries.

37,156. (*Mr. Little.*) Or of disinterested information?—Or of disinterested information. In a way we rather avoid the city, you may say.

37,157. (*Mr. Gilmour.*) I take it that your practical objection to follow the course that Mr. Giffen means, in plain English, is that these men in the city are naturally interested, perhaps, in one question more than in another?—That would be one of the objections and difficulties that I see.

37,158. And if you had in a country which is much mixed up with our own interests agriculturally a man whose services you could command, it would not be upon one subject or upon one point but it would be upon all that you could command those services?—That is so.

37,159. And he would be an all-round useful man to have at your command?—Yes; he would be a channel by which we could obtain information on all matters in that country bearing upon agricultural interests.

The witness withdrew.

(For Mr. Elliott's further evidence, *see* page 140.)

Adjourned till Thursday next at 12 o'clock.

Sixty-eighth Day.

Thursday, 6th December 1894.

PRESENT:

SIR ROBERT NIGEL FITZ-HARDINGE KINGSCOTE, K.C.B., IN THE CHAIR.

The Right Hon. BARON RENDEL.
The Right Hon. HENRY CHAPLIN, M.P.
ROBERT GIFFEN, Esq., C.B.
CHARLES ISAAC ELTON, Esq., Q.C.
Captain OWEN THOMAS.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq. } *Assistant*
ALAN MACKINNON, Esq. } *Secretaries.*

Mr. D. Collins.

6 Dec. 1894.

Mr. DIGBY COLLINS called and examined.

37,160. (*Sir Nigel Kingscote.*) I believe you are a landowner in Cornwall?—Yes.

37,161. And have a considerable knowledge of the agricultural interests in that county?—Yes.

Effects of depression in Cornwall.

37,162. Will you kindly tell us what the effects of the depression upon the agricultural industry have been in Cornwall?—I do not consider that the agricultural industry in Cornwall has suffered to the same extent that it has in other counties, for the reason that there is great variety of cultivation, as there is also a great variety of soil and climate. Moreover, the farms are not as large in Cornwall as they are in some counties, and would range probably from 400 acres to 50 or 60. Until last year farmers, who were farming fairly well, maintained their position. Last year was the very dry year, and then all their grass crops failed, and the crops of spring corn were almost valueless. The consequence of that was that they had to make good the losses on their crops by the purchases of artificial feeding stuffs, and in most instances on those artificial feeding stuffs I should say more than their rents would be paid.

37,163. I conclude that all engaged in the agricultural industry, the tenants and everybody else, have felt the great fall in prices?—The fall in prices of course has rendered the cultivation of wheat for the purposes of sale in the market impossible, but there is a certain amount of it grown for purposes of thatching—and the grain is for the most part given to stock.

37,164. You have just said that last year especially they had to buy an immense quantity of artificial food. I suppose that food was purchased at a cheaper rate than it had been in former years?—At a lower rate than it ever had been purchased, and I may have occasion presently to mention that I am connected with a large co-operative association that I promoted some 15 years ago, and its transactions show how the depression operated.

Ownership of land in Cornwall.

37,165. Is the ownership of land in Cornwall generally absolute, or is it limited?—I should say that in the majority of cases it is absolute. There is a very strong feeling throughout the county that the owner for the time being ought in all cases to have powers of sale, whatever may be done in regard to the investments of the proceeds of the sale.

Subdivision of estates.

37,166. Within your knowledge has much land in Cornwall come into more hands of late years, or are the estates very much the same as they used to be?—The cases of one farm being thrown into two are exceptional. I know of some, but they are very few—only in the case where the farms were too large or the house and farm buildings inconveniently situated.

37,167. What I wanted to ask you was whether land has been sold to small owners, or whether the estates have kept very much the same?—They remain as far as I know absolutely the same.

37,168. Are there many small owners of land in Cornwall—actual owners, not tenants?—Yes, there are a considerable number, but the parcels of land would be small, very small, and only in favoured districts where the industry of fruit and vegetable culture is possible.

37,169. Is much agricultural land held on lease in Cornwall?—Do you mean on short leases between landlord and tenant?

Leases.

37,170. Between landlord and tenant?—Yes, nearly all of it is held on leases for 7 years or 14.

37,171. (*Mr. Little.*) There are a good many leaseholders, are there not?—Yes, there are.

37,172. (*Sir Nigel Kingscote.*) Is there not a considerable quantity of land in Cornwall let upon lifeholds?—Yes, considerable.

37,173. As they fall in have they been renewed, or are they coming more into yearly tenancies?—As far as I know they are all of them coming into yearly tenancies.

37,174. At the same time there are short leaseholds common in the county, that is, for 7 or 14 years?—Yes, 7 or 14 years; rarely ever 21 years. 21 years would be an exceptional case where common land would be brought into cultivation.

Changes in system of farming.

37,175. As regards the management of estates and the changes in the system of farming, are they much the same as they have been or are there changes there?—Landowners have had to expend a considerable sum in excess of their former practice in finding greater accommodation for their tenants who require to feed a greater number of stock than they used to do.

37,176. That is, they have had to erect more buildings?—Yes, and on those buildings, as far as I know, no interest has been paid. It is considered part of the business of a landlord to make that sacrifice, and thus take upon himself some share of the depression.

37,177. And there has been since the depression set in a larger demand for the buildings, on account of their keeping more stock and growing less corn, I think?—On almost every farm.

37,178. Do the tenants do the repairs generally, or the landlord?—The landlord does all the repairs and maintains the gates.

Land laid down to grass.

37,179. Has much land been laid down to grass?—Not laid down. It has been the practice in Cornwall for many years to get the ground as clean as possible for the grass seeds, and to let the land remain laid down as long as it will profitably do so; usually from four to five years.

37,180. According to the nature of the soil?—According to the nature of the soil and the state of fertility in which it is.

37,181. As the seeds have taken?—Yes.

Condition and wages of agricultural labourers.

37,182. Now with reference to the agricultural labourers, what is their condition as regards the past and present?—Their condition is better than it ever has been within my recollection. My recollection extends over 40 years, and I have never known them as well off as they are now. They are fairly well

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housed; the cottages of course in some cases would admit of improvement, but on the whole I should say their condition is decidedly better than it was some years ago.

37,183. Have their wages risen within the last 10 or 12 years?—In East Cornwall they have remained the same, 15*s.* a week, and the rent of cottages would range from 9*d.* to 1*s.* 6*d.* a week.

37,184. Does that 15*s.* a week mean 15*s.* weekly, or is that taking into consideration what they may earn at harvest time?—A good labourer in Cornwall would earn, taking the year through, much nearer 1*l.* a week than 15*s.*

37,185. Would shepherds, and stockmen, and horsemen receive more?—There are no such persons in Cornwall, as a rule. The farmers attend to their stock themselves, and they do all the skilled work on the farm. They drive the mowers and reapers, and so on. All work requiring mechanical skill, or indeed considerable manual skill, such as building stacks is all done by the farmers themselves, except on the largest farms.

37,186. Therefore, generally speaking, they must be very hard-working men?—I should say, taking the county through, that one farmer would do quite as much work as two labourers.

37,187. You say that the labourers are fairly well housed, is there generally with their cottages a portion of land with a garden, or do they have allotments?—They do not have allotments. The practice is to give them about an eighth of an acre of land with their cottages, and in addition to that the farmers for whom they work set apart 20 yards of fresh land, on which of course potatoes grow better, which they manure for them, free of charge, the labourers only having to find the seed potatoes. Consequently there is no demand for allotment ground.

Migration and emigration of labourers.

37,188. Do the young men among the agricultural labourers leave the county much, or is there any difficulty in getting labour?—There is a difficulty. The sons of well-to-do labourers seek to improve their condition in life by going into the towns or, very frequently in Cornwall, going abroad. They think nothing of going to America. America is a sort of second home to them; many go in the spring and come back in the winter.

37,189. The young men do?—The young men do, and they live on what they have saved in America which is generally sufficient to enable them to tide over the winter.

37,190. They go merely for the harvest?—No, they go to do anything.

37,191. But come back?—They come back generally to spend the winter. They do not care about the climate in America, they may be in a part of America where there would be little or no work to do owing to the severity of the climate. Sometimes they work their way back.

37,192. Did many of the labourers emigrate to America or Canada in former days?—Yes, there was a continual stream of emigration. The way in which it affects the farm labourers is this: that some of them engage in the mining industry, and then they have relations in America, who tell them that there is certain employment to be obtained by a good agricultural labourer, and then they go out and either undertake the care of stock at the ranches, or they do any other work for which they are fit.

Wages of agricultural labourers and miners compared.

37,193. Are the wages earned by the agricultural labourer in Cornwall much less than the wages earned by the men who work in the mines or the quarries?—Unfortunately the wages earned in mines vary so much that it is impossible to say. Sometimes they earn a good deal, and sometimes nothing at all. It is very difficult to know what the standard of wages in mines is.

37,194. You cannot make any comparison between the two?—None whatever, only that the agricultural labourer is a great deal better off. He is comparatively a rich man.

37,195. A great deal better off?—Yes, he is comparatively in a state of affluence.

37,196. Better housed?—Much better housed. But then the reason of that is that a great many of the cottages in which miners live have been erected on life leases, and landlords have no power over their condition whatsoever. In nearly all cases of the housing of the agricultural labourer the landlord has a direct interest and he very seldom parts with the control over cottages—he very seldom lets them with a farm.

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Life leaseholds.

37,197. I suppose a life leasehold, either for houses or for land, you would look upon as a very detrimental thing?—It is mischievous to the community as a whole and to the landlord in particular. To put a life leasehold property in order when it comes into your hands, according to my experience will range from 13 years purchase to 20.

Foreign competition.

37,198. Now we will please turn to the causes of the depression, what do you think has been the cause of the depreciation in the prices of agricultural produce?—Absolutely foreign competition. There is no doubt that articles of agricultural produce of inferior quality are almost unsaleable in the market in consequence of foreign competition.

37,199. Owing to climate, the foreign produce, speaking of corn, is superior to the quality that can be grown here?—Corn and cattle. We cannot compete with the foreigner in grain or cattle of inferior quality. In rough beasts they can beat us out of the markets; there is no doubt about that; and it is only by producing animals of the highest quality that we can hope to hold our own in that competition.

Quantity of cattle and corn produced in Cornwall.

37,200. Is Cornwall able to produce the best cattle?—That will depend upon the localities. Of course there are very highly favoured localities in which cattle and sheep of the best quality can be produced.

37,201. And as regards corn in Cornwall can you grow a good sample of wheat?—We can grow a good sample of wheat and oats, but not of barley. Owing to the humidity of the atmosphere the barley is apt to be stained, and therefore it will not make the highest price as malting barley.

Bad seasons.

37,202. Do you attribute much of the depression to the unfavourable seasons?—I attribute the whole of the depression and the loss of capital of last year to that.

37,203. In 1893?—Yes.

37,204. Would you mind going back a little further, say 1879; was there much loss then?—That was not so bad a year, in so far as the crops were concerned, but there were infinitely larger losses of sheep during that year. Some of our northern districts of Cornwall were completely denuded of sheep by the rainfall which brought about fluke and other mischiefs.

37,205. You have not suffered from that since?—No.

Cost of production.

37,206. As regards the cost of production, is the cost of production greater?—I am sorry to say that where you depend upon the quality of labour, it is. Labourers are not as good as they were. If you wanted to find one labourer better than another one you would have to look about for a man somewhere about 50 years of age.

37,207. Is that because the young men will not learn?—It is because they appear to have nothing like the aptitude of their parents for manual labour, and they have not a sufficient but an insufficient education. They seem to think that they are cleverer than their parents, and they are educated in matters, if educated at all, that will not help them to earn their living as agricultural labourers.

Labour displaced by machinery.

37,208. And yet the cost, you say, is as great, or greater?—The cost is greater, but then in Cornwall our farmers have adopted mechanical power and effected an immense saving in labour. They all of them buy an enormous quantity of machinery. If you go through the country you rarely see anyone binding the corn; it is done by the American reapers and binders.

Increase in county rate.

37,209. Have the rates and taxes been increased or not?—They have been increased, but we hardly know how we stand. Unfortunately, in spite of the State subventions, the amount being paid now to us in the county in respect of probate duty appears to be a decreasing quantity. We hardly know how we stand. It has increased our county rate considerably this year.

37,210. Is that universal over the county?—Yes, it applies to the county rate.

37,211. Is that for highways?—The maintenance of the main roads would come under that, and all charges in respect of the county institutions and county council expenses.

37,212. (*Mr. Lambert.*) Then the maintenance of the main roads would be transferred from the parishes or the localities to the county?—Yes, certainly.

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37,213. There would be a relief in that respect?—Yes, there is a relief, only we do not get the capital sum that we did.

37,214. (*Mr. Dalton.*) Are you quite sure the county rate has increased in your county?—Yes, considerably.

37,215. According to the return which is just published for general county purposes, which is the rate out of which the expense of your main roads come, it was 3½*d.* the year after the passing of the Local Government Act, 2*d.* the next year, 1½*d.* the next, and a penny the following year, so it fell considerably down to 1893?—It is since then that the rise has taken place.

37,216. Could you say how much it is for 1894?—We have got an additional penny. I cannot exactly tell you what it is.

37,217. That would bring it back to the 2*d.*, which is 1½*d.* less than it was for the year following the passing of the Act?—It was a penny extra for the last half year.

37,218. Your subventions must have fallen off very little last year; that would bring about an increase of nothing like 2*d.*?—I cannot tell exactly how much, but it will be some thousands of pounds.

37,219. (*Sir Nigel Kingscote.*) As a matter of fact have the county rates increased in the last five years?—Undoubtedly.

37,220. (*Mr. Dalton.*) According to the return I have here they have fallen; this return comes from the county council; I am taking the general county purposes?—That is explained in this way, that it is on a different valuation. For all the purposes of the county rate there was a re-valuation some four years ago, I think it was.

37,221. In what year did you have the re-valuation; in this return they have got the same assessment for each of the four years?—I think it would be in 1890 or 1891.

37,222. This comes from the audited financial statements furnished by the county council?—I think the re-valuation took place in 1890 or 1891.

37,223. I do not know whether they made a mistake in it, but according to the returns it remains the same from 1890 to 1893?—I cannot quite understand this, because I was on the valuation committee myself, and I know the valuation was increased.

37,224. (*Mr. Little.*) Perhaps when you said the rates were increased you were speaking of a period further back?—I am going back to the general increase of rates in the last 10 or 15 years. I thought they had increased since then. This present half year, at our last meeting in November, there was a discussion about it, and then there was stated to be an increase of either a penny or 1½*d.*

37,225. (*Mr. Dalton.*) The return I have here only goes to 1893, so it does not take in the last half year?—I am perfectly satisfied with my evidence. I could substantiate it if I had the figures here.

37,226. (*Mr. Lambert.*) What would be the increase in the county rate since the County Council Act came into operation?—It is very difficult to say, because additional charges have been imposed upon the county. It is therefore very difficult for me to say how they would compare.

37,227. (*Sir Nigel Kingscote.*) You wish to state——?—That there has been an increase in the county rate on the whole.

37,228. Since when; since the last five years?—I should prefer saying—to be quite accurate—since the establishment of the county council.

37,229. Have you not benefitted in any other way, by the roads being better, for instance?—The cost of the maintenance of the roads has increased, owing to the difficulty of getting effective labour.

Taxes on real and personal property.

37,230. Have you anything else to say as regards the rates and taxes?—I have got simply to say that there is a very wide feeling in Cornwall, a very general feeling—that land is bearing an excessive proportion of the rates and taxes at present, and that some means ought to be devised whereby personalty should bear some portion of the local burdens—more than it does now, at any rate.

37,231. Do you consider that that is a very prevalent feeling among the agricultural community in Cornwall?—It is a general feeling; wherever you go you hear complaints with regard to that. It is thought that the agricultural industry is not protected in any way by tariffs, and ought to be placed in a position of equality, at any rate, once more.

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Charges on land in Cornwall

37,232. Now we will take the next head in your proof which refers to the charges on land; are they heavy in Cornwall?—No. Of course in Cornwall we have the land tax, and so on, but I do not consider that our charges on land compare unfavourably with the charges elsewhere.

Security of tenure.

37,233. Have you anything to say as regards the present system of land tenure?—I should like to see greater security given to good tenants, if there were any possibility of doing so; but at present I can see no better method than that of the landlord and tenant securing their interests as far as they can, by covenants in leases adapted, of course, to the peculiar circumstances of the different localities. If we are to lay down a rule by which good farmers would be compensated, in one part of Cornwall it might work well, but in another it would not work at all well. It would not apply to the fruit-growing districts for instance, where special arrangements must be made, nor would it apply to certain small holdings.

Agricultural Holdings Act.

37,234. Has the Agricultural Holdings Act been put into operation in Cornwall?—That has been, as far as I know, practically inoperative.

37,235. For what reason?—I think the impression is, that the occupier, when claiming compensation would probably find that the landlord's claim would be equal to, if not greater than, his own. Cornwall is a county in which artificial manures are used very largely, but the operation of those artificial manures is limited to time—and a very short time—and would not probably extend over the 12 months, except in the case of bones on grass land and lime on all land. With the exception of those two manures, you would scarcely see the effect of artificial manures in the second year.

37,236. Is there a custom of the county in Cornwall?—No, there is none; but I think the Agricultural Holdings Act has been productive of this good, that it has afforded a basis for the settlement of claims between landlords and tenants, and that they have acted in the settlement of those claims on the principles laid down in the Act.

37,237. That is by arbritrators?—Yes.

37,238. (*Mr. Chaplin.*) Then indirectly it has had a considerable effect?—Yes, a very good effect.

Land Courts.

37,239. (*Sir Nigel Kingscote.*) Have you heard any wish expressed in Cornwall that there should be a land court to decide between landlord and tenant, or is the present system generally accepted?—I think people who have no definite views in regard to what they would do, are disposed to advocate a land court. They do not know, I think, what the land court would have to do, and when asked they have never been able to define what it would have to do; but they think there ought to be some machinery which they have not got at the present moment for settling certain disputes as they arise.

Restrictions on cultivation.

37,240. In the leases or in the agreements between landlord and tenant in Cornwall, are there many restrictions as to the method of cultivation?—There are restrictions in regard to the proportion of grain, as a rule, and the sale of hay and straw, but those restrictions are intended to be applicable only during the last year or two of the tenancy, for the protection of the incoming tenant. As a rule the occupier writes a letter or applies verbally for leave to sell hay and straw, and until the last year he would be allowed to sell it in any quantities.

37,241. Then in reality except for the last year or two there are no restrictions?—None whatever, practically—absolutely none. Most farmers sell hay and straw, there is no doubt about that.

Sale of adulterated products.

37,242. As regards the sale of adulterated products, is there any strong feeling as to that among the tenants?—Yes, there is a very strong feeling. I am afraid that the Adulterated Foods Act is more a dead letter than it ought to be, and that where possible all products ought to be marked, or to be capable of identification in some way or other. Of course in the case of meat there are many difficulties in the way, and I have no particular remedy to suggest.

37,243. Is this only to apply to foreign products?—No. In Cornwall they feel very much, whether rightly or wrongly, that some ingredients are used in the

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manufacture of beer, other than barley, which practice operates prejudicially to the interests of the growers of barley. They think that the barrels containing the beer ought to bear some distinguishing mark.

37,244. So that if there is anything else but barley and hops in the beer, it should be so stated?—Yes.

37,245. I suppose the same should apply to dairy products?—Yes, they feel very strongly about that; but I think that margarine now is not sold as butter to the extent it used to be.

Railway rates.

37,246. Is there any strong feeling as regards railway rates?—There is a very strong feeling indeed. The railway rates in Cornwall are perhaps higher than they are in any other part of England. It is generally felt that the rates ought to be revised more with regard to the value of the products conveyed, and it is considered that although there were tables put forward during the last revision by the railway companies, yet somehow or other the revised rates have not operated to the farmers' advantage, as had been hoped.

37,247. Is that due to the want of competition in Cornwall as regards railways?—It is due entirely to the want of competition; in fact this is so severely felt in some parts of Cornwall, that lines of steamers have been run for the purpose of conveying cauliflowers, and other products from the small holdings in West Cornwall.

37,248. Has there been any consideration of the question of light railways in Cornwall?—There has not been any mention as far as I know. It is a very bad district you see for that purpose; it is so hilly.

37,249. I suppose taking Cornwall generally it is very difficult to get your products to the railways and to the markets?—It is very difficult. Of course we are helped to a certain extent with regard to heavy goods by the seaboard, Cornwall being narrow.

Allotments and small holdings.

37,250. Has the Small Holdings Act or Allotments Act been in force in any part of Cornwall?—No, except in the neighbourhood of populous places; the Allotments Act has, I think, been quite inoperative; and the Small Holdings Act appears to me to have little or no effect, and to have been promoted rather for political ends than industrial.

37,251. Have you had any experience of small holdings yourself, that is holdings of 40 and 50 acres, and of watching their operation?—Yes, I have some of my own. I think it would be a great boon if we could have small holdings; I think they afford the agricultural labourer the only means of rising in the world. I think there ought to be land held in plots of all sizes.

37,252. Would you be for advancing to the agricultural labourer certain money in order that he might obtain a small holding?—I am not a financier, but I should think it would be a very dangerous experiment.

37,253. A good many of the small holdings in Cornwall are, I suppose, almost necessarily market gardens?—Some, but not all. Some of the labourers who get a small plot of land find themselves obliged to give up their positions as regular agricultural labourers and become casual labourers, or as they call them in Cornwall "slingers," who work where they can. Some of those men get on extremely well. I do not know whether I ought to give an instance of my own with regard to allotments.

37,254. Certainly?—Twenty-two years ago I enclosed 52 acres of exceedingly good common land; I erected the fences, and I let the land in parcels of from one to four acres to agricultural labourers, the first three years for no rent at all, the second three years for 2*s.* 6*d.* an acre, and afterwards for 10*s.* an acre, so that practically the rent was unimportant. I need hardly say that no labourer paid the rent of 10*s.*, for they all gave up their allotments after seven years; seven years was the longest tenure. Now that land is held by a manufacturing blacksmith, a manufacturing bootmaker (I mean a man who manufactures for bootmakers), a master carpenter, and a tenant farmer; no labourer has any of it.

37,255. Would you say that the men who take these small plots must have some other trade to help them?—The labourers found out that it would not pay. In fact, the best labourer of all said that he kept a strict account, and he found that he could not possibly earn half-a-crown a day on his allotment, and he thought he had better work where he could get more money than he could get there.

37,256. Is the Ground Game Act put into operation in Cornwall to any extent?—Yes, but as far as I know its provisions are not observed; they may be by one or two landlords. I do not know anything about that, but I do not know any landlord who enforces its observance. Tenants are allowed to trap pretty nearly as they like and where they like. There may be exceptions to that, as I say, but I do not know of them. As to trapping under ground, they do not do anything of that sort, but they have their traps in fields and in the fences. I consider that the operation of the Act has been disastrous to farmers; it has led to a great increase in the number of rabbits and a great diminution in the number of hares, and it has turned a great many of the sons of farmers into third-rate gamekeepers, who—some of them—naturally do not succeed very well as farmers afterwards.

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Ground Game Act.

37,257. In reality there are more rabbits?—A great many more; I have more trouble about them than anything. Of course I give my tenants the rabbits, but I have threatened to employ trappers if they do not reduce the number; the rabbits damage the fences seriously.

37,258. Is that because the tenants can make more money by the rabbits than they can by farming?—It is that they have not the time to spend on the catching of the rabbits.

Loans for improvements.

37,259. Would you wish to say anything as to any measures which in your opinion would aid agriculturists: you have said something, for instance, about loans for small holdings?—I confess I am not a very ardent advocate of State loans for that purpose; I cannot see my way to advocating it.

37,260. Would you advocate that landlords should be able to borrow money for improvements?—Not to a greater extent than they are able to do now.

37,261. They can only do it now through the Lands Improvement Acts, I think?—Yes.

37,262. Do you think that is sufficient?—I am afraid that a great many so-called improvements would not be profitable, and consequently the land would be burdened a great deal more if these were not profitable than it is burdened now. I think the effect would be to increase the charges on land as surely by that method as by any other.

Burdens on land.

37,263. Have you anything to say as regards the reduction of the burdens on land?—Of course, we feel that our burdens are very heavy as compared with the burdens which we believe weigh upon foreigners; and we imagine that they affect us very prejudicially in competition with foreigners. I cannot suggest any remedy other than that which I have suggested before—that I think realty ought to bear some of the burden which land now bears.

37,264. I think you believe that the taxation on land ought to be reduced?—I think it would be just to take the returns to the property tax commissioners, and to levy the local rates on them.

Agricultural education.

37,265. Have you anything to say to us upon the subject of agricultural education?—I think that the best results which have been achieved by agricultural education so far have been by manual instruction. It appeared that the South Kensington authorities did not like our proposal to give prizes to working men, and so we do not actually give prizes to them; but we call them demonstrators, and we set them to work and give them so much for their demonstrations so that they can show the lads how work can be done in the most skilful way.

37,266. What sort of work is that?—All farm work; hedging, thatching, ploughing, and spear making—in fact, every kind of work that a labourer can be called upon to do. The result of that has been that within two years we have had lads of 14 to 15 years of age, who have really made a very good and sound piece of hedging indeed in the prescribed time, which would be four hours. They have to make six feet in that time—six feet of face.

37,267. Would you like to see this method extended?—I think it would be most valuable. We find with regard to the scientific instruction given that the sons of the agricultural labourers, and the agricultural labourers themselves, very soon get tired of it. They say they do not see what good it can do them, and the lectures are attended more irregularly as time goes on.

37,268. Is there a decreased attendance at the lectures?—There is a steady decrease.

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Agricultural Co-operative Association

37,269. But in the actual practical working is there an increase?—Yes, I should say so decidedly.

37,270. You wished to say something just now about co-operation?—I was saying that we found it so difficult for our farmers to obtain fertilizers on favourable terms, that some two or three farmers and myself combined to start an Agricultural Co-operative Association in Plymouth. It was established at an unfavourable time —1879, coming immediately after we established ourselves, and many of the landlords held aloof from the movement, because they were afraid that the farmers in a time of depression could not possibly pay ready money for what they found it necessary to purchase. However, we have carried on the business from that time until now, with the result that we sold 19,000*l.* worth of fertilizers and manures in the first year, and this year we have turned over 265,000*l.* worth at a cost of only 14,000*l.* in respect of working expenses. The consequence is that all our shareholders and members have an absolute guarantee of the quality of seeds, and of all manures that they purchase from us. We have now extended our society to Bristol, where I think last year we did a business of some 75,000*l.*

37,271. Every person employing the Society must be a member of it, I presume?—He must be a member and a shareholder; but we do not necessarily allow any person to be either one or the other. We discovered abuses. Certain persons wished to make use of our capital, and also the knowledge and enterprise of our managing director, for the purpose of carrying on a retail trade; and they purchased goods for re-sale. We strike their names off and make them forfeit their shares if we detect instances of re-sale. It is a self-supply association, and only 5 per cent. is paid upon the shareholders' capital; and whatever surplus there may be after that is divided by way of bonus to the purchasers, so that if they give rather too much for anything they buy, they know perfectly well that they will have it returned to them at the end of the year.

37,272. Is the business of the society confined to manures and feeding stuffs?—No. We have sold I should think nearly 200 American reapers and binders during the last few years.

37,273. And seeds?—And seeds.

Co-operation in sale of produce.

37,274. Do you sell any produce by co-operation?—No, I do not approve of that. That cannot be effected in my opinion. You may purchase, but you cannot sell.

37,275. You let everybody go to their own market?—You see the question of quality comes in. The members and shareholders of the Sale Association would naturally apply to you to sell articles of produce of inferior quality, whether cattle, grain, hay, or anything else, and you would be obliged to represent to them that you could not sell such produce. Their answer would be, "We can sell the rest in the open market as "well as you can sell it for us, and if you cannot sell "for us what we want particularly to sell, and what "we cannot sell elsewhere, we shall withdraw." That is practically what has been done in a Sale Association that was started by myself. I foresaw its failure; but I assisted in starting one at Falmouth for the Falmouth, Truro, and Helston district. But it very soon came to nothing. I do not see any possibility of the sale of produce by co-operation.

Co-operative dairies.

37,276. Has anything been done in Cornwall in the way of dairy co-operation; that is, in the way of milk factories and butter factories?—The number of cows kept within a given area would not be sufficient to render that a profitable way of conducting this business. You would require about 600 cows in flush milk, within an area of about four miles, and we should not have that number, or anything like it. As a rule, a farmer would keep from 10 to 12 cows, and market their produce himself to better advantage.

Fruit-growing in Cornwall.

37,277. (*Lord Rendel.*) Does Cornwall benefit, do you think, by its earlier and more advanced climate?—Undoubtedly. The strawberry-growing industry and the fruit industry would be impossible with us if it were not earlier than Kent and the Southampton district. We ought to be in the market 10 days before them to render the growth of fruit profitable.

37,278. Do you think it realises that benefit as much now as it has done previously?—It has done the last three years. We have been 10 days before them. To show you how necessary that would be, two years ago dessert fruit, the best strawberries that we pick, were being sold, after the first fortnight's picking, at 1*d.* a pound in Plymouth in any quantity. Of course they would not pay for the picking.

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Strawberry and raspberry growing.

37,279. That advantage to a considerable extent modifies the results of the whole of the agricultural industry in the county, I suppose?—No; the fact of the matter is that strawberry-growing is only possible in certain districts. Curiously enough, strawberries can only be grown for any length of time on old coppice land. We know from experience that it is the leaf mould which enables us on that land to grow strawberries continuously for some 15, 16, or 20 years. I do not consider that the general character of the land in Cornwall is at all suited for the growth of strawberries. A great many raspberries are grown, and the climate suits them. The culture of raspberries is not nearly so costly, because the raspberries can be grown under trees in shaded places, and whether the cultivation is particularly clean or not does not matter so much. They are packed in barrels and sent away at a very small expenditure of labour and money.

37,280. Is it, generally speaking, a country of small holdings?—Yes, I should say it was as compared with some counties. I think about the largest farm in the county probably would not exceed 600 acres, and the average would be from 150 to 200.

Labour displaced by machinery.

37,281. The proportion of the wage-paid labour is relatively smaller, I think?—It is very small indeed, and getting smaller every year, and must do so as manual labour is further displaced by mechanical power.

37,282. Is machine labour steadily displacing hand power?—Yes, in the houses, the homesteads, and on the land.

37,283. With a corresponding rise in the wages of hand labour?—With a corresponding difficulty to get good labourers; not altogether with a corresponding rise in the wages. There is great difficulty in getting good labourers in consequence.

Condition of agricultural labourers.

37,284. Yet you put it very strongly that in your opinion the labourer is doubly as well off as the small farmer?—The labourer is at the present moment far better off than the farmer with 50 or 60 acres.

37,285. And he is better off than the mining labourer, I think you said?—Very much. I think many of those poor fellows are in distress.

37,286. Are the miners generally on weekly wages?—They are paid by the month. They used to be paid by the five weeks' month, but now they are paid by the four weeks' month. They are, many of them, only earning 2*l.* a month, and they are not regularly employed then.

Agricultural education.

37,287. With reference to improved agricultural education, as I understand you are favourable to the more practical side of it?—Entirely. I think that is the only education likely to be productive of good. I am strongly of opinion that no one can teach farming; a man may learn it, but no one can teach it. Therefore I think scientific education ought to come after practical knowledge, and not before.

37,288. I understood you to think that there was some leeway to make up as between the quality of agricultural labour at present and the quality some 30 years ago?—Yes, there is a great deal of leeway, and I think we should make it up if we were to be allowed to carry on the demonstrations. Of course it is not very pleasant to be obliged to expend money in a not very direct way, but still I do not see that there is any serious objection to it.

Life leaseholds.

37,289. You spoke of life leaseholds. Did you refer to leases by occupiers for the life of the occupier?—No, the leases are for three separate lives generally, and not for the life of the occupier; sometimes the life of the occupier is included, but on my estate it was scarcely ever so.

37,290. Then it is a system of leases simply for a life or lives?—Three lives generally, but landlords have seen the evil of renewing life leaseholds, and they refuse to do so for the most part.

37,291. It is on the side of the landlord that the lapse takes place?—Yes. You see complaints have been made of the insanitary condition of such tenements. The leaseholders state that it would not pay them to make any improvements, and the landlords are powerless to enter to effect them.

Wages of miners and agricultural labourers compared.

37,292. (*Mr. Elton.*) I suppose a good many of the miners are paid, not by wages, but by taking adventure work in the concern?—There is a great deal of

adventure work in the mines of Cornwall; and the people prefer that method infinitely.

37,293. Therefore perhaps it may compensate to some extent for the smallness of the fixed wage if many of the people prefer a speculation to working on tribute?—They all prefer that.

37,294. What you said then about the miners generally having small wages must be taken with the additional remark that the best of the miners do not work on the wages system at all?—I am sorry to say that my remark is capable of universal application during the last year or 18 months. I know this by the state of distress they are in, and the applications which have been made to me for employment, and the difficulty there is in employing them, because they are absolutely unfit for the work of agricultural labourers since they know nothing about it.

Life leaseholds.

37,295. Some of the cottages in which the miners lived are lifeholds, are they not?—Yes, a great many of them.

37,296. Who grants the lifeholds?—They were granted when landlords were under the impression that certain mines would be worked for a certain number of years, and then cease to be; in short, that the industry in the district would be ephemeral. They were practically right when they refused to erect cottages for an ephemeral industry which they thought would disappear within a few years.

37,297. Who erected the lifehold cottages; that is what I cannot quite make out?—The miners themselves erected them in many instances—in most I should say, and in some cases perhaps a tradesman, such as a general dealer or a grocer who had saved some money.

37,298. Who granted the life-holds?—The owners, of course.

37,299. The owner grants the life-holds; of course no one else could?—Yes. The owner granted them on the ground that it would not be worth his while to erect cottages which would be vacated the moment the mine ceased to be worked. Now, I believe, in the parish of Redruth, which was the great mining parish of Cornwall, there is not one single mine working.

37,300. You mean that the only terms on which he would raise the cottages was making a kind of permanency of it, and giving it for lives if they liked, but not for less?—He said simply this: If it is worth your while to erect them, do so. I will give you every facility, but I myself shall not do it.

37,301. That makes it quite clear as to the lifehold system. Of course it was common all over the West of England; it being a West of England tenure?—It was universal in Cornwall.

Tenancy in common.

37,302. Was there not in Cornwall a good deal of tenancy in common, or is there not still a good deal of tenancy in common?—No, not very much. I fancy that that is a misconception. There is very little; there is some, of course.

37,303. It has been frequently stated?—It has, and settlements have been arrived at in those cases.

37,304. I am speaking of some few years ago?—Of course there are certain rights of turbary.

37,305. I do not mean that at all, and I did not say it either; what I said was tenancy in common. Is there not a large amount of property held in fractions, of which one man may hold seven-sixteenths and another nine-sixteenths?—Yes, but generally it is held in moities.

37,306. That rather distinguishes the tenure from other counties?—Yes, but it is almost entirely held in moities.

37,307. There is a great deal of that, is there not?—Yes, but the moities have been purchased by one side or the other in nearly all cases.

37,308. You do not know of their going down to very small fractions?—I never heard of one; I never had one myself, although I have had a great many moities.

37,309. That would be more in town property, I suppose?—Yes.

Early vegetable growing.

37,310. You spoke about fruit farming a good deal; does what you said, *mutatis mutandis*, apply to the early vegetable cauliflower, and to the early young potatoes?—No, the early vegetable is grown in a very limited area indeed, and it appears to be due more to the character of the climate than to the soil.

37,311. Might that not be rather more viewed as a Scilly Island industry?—It begins at St. Ives, and goes to the Scilly Isles. In the centre and east of Cornwall the soil is not at all suited for the growth of vegetables.

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37,312. West of St. Ives it is almost surrounded by sea and like an island?—Quite so.

Cornish barley.

37,313. You said that the Cornish people had strong views on the question of barley, and of beer made of barley being good for them, that is, of beer being made of the good old materials; but I also understood that they did not grow barley which was fit for beer making?—They do not grow the best barley; they can grow malting barley, but they could not compete with the district of Bury St. Edmunds.

37,314. I know their stained barley well enough. Therefore their opinion is perhaps rather academic, as they do not come into the competition themselves?—It may happen to be.

37,315. They do not sell much malting barley?—Yes, they do, but to what extent it is used I am naturally uninformed; it is a matter of speculation.

37,316. I only ask because I live in a part of the country where we cannot get any but rather stained barley, and we do not succeed in making much sale of it?—It is only sold locally.

Use of artificial manures in Cornwall.

37,317. (*Mr. Everett.*) In regard to the fertilisers, for what crops do the Cornish farmers buy them chiefly?—It is deemed bad farming in Cornwall to put farmyard or stable manure on ploughed land, because of the enormous rainfall washing it through to the rock. The consequence is that farmers who are able to hold their own chiefly use farmyard manure for their seeds or their grass lands, the roots of course preventing the wash to the rock being too rapid.

37,318. I suppose the fertilisers are put on for the corn crops—the arable crops?—They put them on for all crops. Taking the Cornish farmers as a body, they will spend on artificial manures very nearly their rent every year.

37,319. Do they think they see their money back again?—The men who do it have the best coats on their backs; I know that. They are the only men who are doing well.

Position of agriculture in America.

37,320. In regard to our comparative position relatively to the foreigners, you spoke of their having a preferential position as regards us; do you happen to know whether foreign farmers are flourishing at the present time, or whether they are as hard put to it as the English farmers are?—I am informed, but my information only comes from an individual, a Cornish farmer, who wrote to me from America not long ago that the state of things there is considerably worse than it is here. Of course he had knowledge of the state of things in America, but not of the state of things here. He said nothing could be worse; in fact he said that wheat was being sent down to certain stations, that no sales could be effected, that they could not have it back again, and that whether it would make anything or nothing it must be sold.

37,321. They are like us, they have to take what they can get?—Yes, the sale bears no relation whatever to the cost of production.

37,322. And they like these low prices as little as we, as far as you hear?—Yes.

37,323. Are there many labourers in your county who have paid yearly visits to America?—Not regular labourers, but casual labourers.

37,324. (*Mr. Elton.*) When you spoke of America just now, you did not mention the part?—Generally Colorado or California, because of the fruit growing districts of California. The fruit growers understand the business and they go there with special knowledge.

37,325. (*Mr. Everett.*) Then they are not ordinary agricultural labourers off corn farms?—They are not; they are off corn farms, but they come from a fruit district, and they have special knowledge.

Decline of population in Cornwall.

37,326. On the whole, the population of Cornwall, I think, has declined for 20 years or more?—It is declining more rapidly now than it was during the last decade, owing to the mines being abandoned.

Condition of labourers.

37,327. You spoke of labourers rising to the position of farmers; but I think we rather gather from your evidence that that is a very questionable rise, and the probability is that the labourer is better off than the

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farmer?—Yes, but then it is his only means of investing his money: if he lends his money to his friends he generally loses it.

37,328. (*Captain Owen Thomas.*) I understand that you are a landowner in Cornwall?—Yes.

Acreage of estate.

37,329. What is the acreage of your estate?—About 5,000 acres.

37,330. Have you any land in hand?—I have only land that I took in hand owing to the dwelling-house being burnt down. There is no difficulty in letting any quantity of land in Cornwall; you have 40 or 50 applicants for a farm in fair condition.

37,331. Is the land chiefly arable, or pasture, or mixed?—Mixed, always.

37,332. Has much land been laid down to pasture lately?—No, they prefer the system of allowing the ley ground to remain down for four or five years.

Reduction of rent.

37,333. Have you made any reductions of rent?—I have made reductions, but I have never been asked for any.

37,334. What is the average rent on your estate?—It varies from 15*s.* to 22*s.* or 25*s.*; that is of course leaving out the grass plots near towns which are accommodation lands.

37,335. Are the tenants satisfied with what you have done?—Yes, they are thoroughly satisfied in every way. I should say that taking the letting value of the farms throughout Cornwall there has been a reduction of from 10 to 20 per cent.

Effect of season of 1893.

37,336. Have the farmers been able to make their rents now on their holdings?—They have up to last year. The method I have gone upon is to make them the same reduction as I find the farm I have in hand justifies. This last year was the worst I have ever had.

37,337. (*Mr. Lambert.*) You said there are a certain amount of good farmers in Cornwall who are doing well?—They were doing well up to last year.

37,338. Has anything occurred since last year to materially depreciate their position?—The large expenditure in the purchase of artificial food, consequent on the absolute failure almost of their hay crop, and their spring corn crop.

37,339. That would be a temporary depreciation owing to the season, and not, I presume, a permanent one?—We hope so, only, of course, it has entailed a considerable loss of capital.

37,340. But it is a seasonal and not a permanent cause?—Entirely.

Letting of farms in Cornwall.

37,341. There is no difficulty in letting farms in Cornwall?—None whatever.

37,342. How many applicants would you get for a farm?—If a landlord had a fair reputation—an ordinary landlord—I should say he would get perhaps for a desirable farm 20 or 30 applicants.

37,343. How are the farms usually let?—During the last two or three years, in consequence of the serious losses resulting from the season of which I have spoken, I think that perhaps prudent tenants would prefer a yearly tenancy, until they saw their way to take a lease, but that is only a temporary feeling.

Security of tenure.

37,344. Then they usually prefer to have security of tenure?—Yes, they do certainly, say for 7 or 10 years, not because of any want of confidence in their landlord, but because they know that human life is uncertain, and they do not know who might succeed their landlord.

37,345. That would show that it would be beneficial to agriculture, that a tenant should be fairly secure with regard to the capital he invested in his holding?—Yes, that is so.

Fixing of rents.

37,346. How would the rents be fixed as regards these 20 or 30 applicants?—Unless it was a case of a son or a nephew, or some person having a distinct claim to the occupation of the land, the farm probably would be advertised to be let by tender, and the best man would be selected if he offered anything at all reasonable.

37,347. I presume the letting by tender would practically put the farmers bidding one against the other for the farm?—Yes, certainly.

37,348. Would not rents tend, by such a method of letting, to be rather higher than would be justified?—Not where the landlord or the agent understood his business.

37,349. But where the landlord and his agent do not understand the business?—Then undoubtedly it would There are such cases, but I am glad to say they are very rare.

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Depreciation in prices and fall in rents compared.

37,350. How much do you consider that the agricultural produce, which you usually produce in Cornwall has depreciated?—I should say that it would have depreciated about 20 per cent.

37,351. Has the reduction of the labour bill depreciated 20 per cent. as well?—No, it has not; that has remained stationary.

37,352. Then how is it that rents have only depreciated from 10 to 20 per cent., if growing produce has depreciated 20 per cent., and labour has not depreciated at all?—Because the farms were for the most part underlet.

37,353. They had not been paying enough prior to what time?—Prior to about 1879; I will not say enough, but there was a larger margin of profit than is commonly the case in the letting of land, owing to the properties in Cornwall being large, and the landlords taking a personal interest in their tenants.

Profits of tenant farmers.

37,354. What would you consider the margin of profit that a tenant should have upon his capital, after having paid his rent?—I think that a man is scarcely justified in working, even at the present value of money, for much under from 5 to 8 per cent.

37,355. How many tenants in Cornwall do you think are getting from 5 to 8 per cent. after paying their rents?—I should say this year none of them.

37,356. You must not take one year; take the average, say, of five years?—I hope there are a great many; I hope the majority are.

37,357. Would you be able to say that from experience?—Yes. I certainly should not keep a man on my estate who is not doing it in ordinary seasons, because a landlord's rent depends upon the profits of his tenants, and on nothing else.

37,358. That is quite true; but you think that for the past five years, excluding last year, the farmers in Cornwall have made, exclusive of the rent, a clear profit of 5 to 8 per cent. upon their capital?—I should say the majority of them do. It is very difficult to know what they are making as a whole, because farmers differ in capacity, as other men of business do.

37,359. Quite true; but I am speaking of the average?—The average undoubtedly have done so; if they were not doing that, they could not possibly take farms for their sons, as they do, and furnish them with ample capital. Many men have gone out of our county during the last few years into Essex, Gloucestershire, and other places, and I am glad to say that they are doing well.

37,360. That would rather point to the fact that there is very little agricultural depression in Cornwall?—There was not much up to last year.

37,361. So, if last year was only a temporary aberration of the season, and we expect to get fairly prosperous seasons in the future, there will not be much to complain of in Cornwall?—No, certainly not—if we retain the class of farmer we have got.

Effect of fall in prices.

37,362. (*Mr. Dalton.*) Then the fall in prices has not caused much depression in Cornwall?—It has caused a certain amount of depression of course, and farmers have curtailed their personal expenses very considerably.

Fall in rents.

37,363. You say the fall in rental is between 10 to 20 per cent., from what period do you take the fall; do you take it from the maximum?—I should say during the last ten years.

37,364. Does your memory take you further back; can you say, if you went 20 years back, whether there has been any fall at all?—I should say that for about 20 years ago there would have been a continuous fall in the value of land of about one per cent. You must understand what I mean by the 20 years, I do not mean since 1874.

37,365. But that is what I mean, between 1874 and the present time?—1874 you know was a time of great prosperity, 1878 was a bad year with us, and from that, from 1878 to 1894, I should say there has been a fall of about one per cent. per annum.

37,366. Of what parts of Cornwall are you speaking?—I am speaking of the part in which I live, in the east, and the part in which I farm, in the west. My property is scattered over 13 parishes.

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37,367. Can you say what unions your property is in?—The Truro Union, the Liskeard Union, and the St. Germans Union.

Poor Law valuation in Cornwall.

37,368. We have just received a return at the Local Government Board from the Truro Union in which the present poor law valuation of agricultural lands and tithes, is given as 80,000*l.*; the corresponding return in 1871 being 70,000*l.*, is that owing to the valuation?—It is due entirely to the re-valuation.

37,369. What is the different system of valuation which has been adopted?—I am sorry to say there is no uniformity; in some valuations there is an abatement made of 25 per cent., in others of 15 per cent., in others of 10 per cent., and in others of nothing, or practically nothing.

Assessments to local rates.

37,370. When the rent is reduced, is the assessment reduced or does it remain the same?—Certainly not.

37,371. You do not reduce the assessment?—Undoubtedly not.

37,372. What is the reason for that?—It is due to the liberality of the landlord, and has nothing to do with the value of the land. You would be making people with bad landlords pay for people who had good ones.

37,373. They do not take rent at all as the basis of assessment?—They do take it, but they consider the actual value.

37,374. I rather gather from what you said that this reduction of 10 or 20 per cent., has not been made merely by particular landlords, but has been tolerably general?—It would effect the assessment in no way whatever, where it is an annual abatement, unless it is a permanent abatement the Assessment Committee would take no cognisance of it whatever.

37,375. But where it has been a permanent abatement?—Then they have in all cases.

37,376. Have most of those reductions been permanent abatements or temporary?—Temporary.

37,377. Then there has been little permanent abatement at all?—Except in the re-letting of farms.

37,378. (*Mr. Lambert.*) Only on the re-letting of farms has there been a permanent abatement?—Not only on the re-letting, but chiefly so, because landlords do not know what precise abatement they ought to make, nor do the tenants know what precise abatement they ought to ask for if the arrangement should be permanent.

37,379. That would, of course, point to the fact that sitting tenants have been rather overlooked if the abatement only takes place when a change of tenancy takes place?—Then you make a permanent arrangement, and they would not get an abatement, whilst all the other tenants at the rent audit would. If a fresh arrangement is made no abatement would be made at the rent audit; they would simply pay the rent they agree to pay in full, and the other tenants would have the reduction of 20 per cent., or whatever it might be.

Unemployed agricultural labourers.

37,380. (*Mr. Dalton.*) Have you many agricultural labourers unemployed?—No; not men worth employing.

37,381. Any bad ones?—Yes.

37,382. Large numbers?—I should say not; they are men who are of no use to anybody at all. It is most difficult to get an agricultural labourer in Cornwall.

County rate.

37,383. I think it is possible that some figures I gave about your county rate for general county purposes may have been misunderstood, and I want to prevent the possibility of my misleading the Commission in the matter. The figures I gave were for general county purposes. I find that there has been a rise in the rates for special county purposes, that is, in all of them, police and so forth. I took the general county purposes, because you were speaking of main roads, and the expensive main roads come out of the general county purposes rate. Taking the two together, according to our returns, the county rate has stood practically stationary, is that not the case?—Yes, until lately.

37,384. Until, would you say, this last year?—Yes.

37,385. Then I think you attribute the rise in that year to the diminution in amount of the general subventions?—It was under that impression that we issued the precepts at the last county council meeting.

37,386. I think there is a little misunderstanding about that. I have sent to the Local Government Board for the figures for every year since the passing of the Local Government Act, and the amounts that have been paid out of local taxation account to the county council. For the first year the amount was 44,593*l.*; for the next year it was 52,638*l.*; for the next year, which was the highest of the lot, and which has, perhaps, led to the misapprehension, it was 56,331*l.*: for the next year it was 54,104*l.*; and last year it was 54,684*l.* In the exceptional year, when you received 56,331*l.*, the probate duty, as I dare say you will remember, was exceptionally high?—Yes, it was.

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37,387. That was a decidedly exceptional year. Leaving that out of account, the sums you have received in the last two years have been higher than those you have received in any other years during the period, and last year it was higher than the one before?—I believe your figures are correct.

37,388. The amounts you have received during the last two years would not lead to any increase in the county rate?—I went simply on the impression that we had at the finance committee meeting, that our receipts would be considerably less this year; in fact, the letter from the Local Government Board proved that, and on that we, of course, drafted our precepts.

37,389. I do not think we have said they would be considerably less this year. Up to the present time they have been substantiallythe same. Of course we cannot say what the estate duty will produce; but up to the present moment we have received practically the same amounts as we have in previous years. The probate duty has always been a very varying duty. It depends upon the number of large estates that pay probate duty during the year. Has there been any rise in any other rate? The poor rate has gone down in most of the unions in Cornwall, has it not?—The poor rates have not risen to my knowledge.

37,390. Then your other main rate would be the highway rate: has that gone up?—The highway rate has gone up chiefly owing to the circumstance I have stated, that the labourers are not so good, they are not as efficient.

37,391. Can you say to what extent it has gone up?—I am the chairman of the highway board of one district, and there we have been able to keep it down to a considerable extent; but I believe it is supposed throughout the county to have increased something like 20 per cent.

37,392. Can you say what is the average rural rate which is being paid on your estate?—It varies considerably; in some cases it is as high as 6*s.* in the pound.

37,393. In what union would that be?—I think that is in the Liskeard Union.

37,394. Six shillings in the pound?—I am not sure about that amount, but that is my impression.

37,395. Is that near a town?—Yes.

37,396. You are paying an urban rate there I suppose?—Yes, it would be no doubt an urban rate. The average would be somewhere about 4*s.*

37,397. In Cornwall?—Yes, I think so for all rates.

37,398. That is very much above the rates that appear on the returns; I am speaking of the rates in agricultural districts, not, of course, in urban districts. Your three ordinary rates would be the county rate, which seems always to have been under 5*d.*?——The union in which I live is the St. Germans Union, and I should think the St. Germans Union would be low—it would probably be under 3*s.*

37,399. Would it not be very much under 3*s.*?—No, I should not think it would be.

37,400. The poor rate seems to have been for some years past under 1*s.*, I am speaking of the poor rate, out of which all the expenses except the county rate and the highway rate are payable. Then you have your highway rate, which would be very exceptional if it came to a shilling; and then you have a county rate of about 5*d.*?—The highway rate I fancy would be about 8½*d.*

37,401. That would give you very little over 2*s.*?—I fancy St. Germans is somewhere about 3*s.*, but I will not be certain about that, as figures are rather difficult to remember.

Work of farmers and labourers compared.

37,402. (*Mr. Chaplin.*) I think you told us that a farmer in Cornwall very often did twice as much work as a labourer?—Yes; he works much longer hours.

37,403. Do the farmers usually engage in manual labour themselves in that county?—As far as I know, all of them.

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37,404. And one farmer as a rule, in your experience, will do as much work as two labourers?—I should say so, certainly, taking the county through.

Security of tenure.

37,405. I think you said you would like to see greater security given to good tenants in their holdings; in what respect is that?—Where men are breeders of prize cattle and sheep, and so on, and use a large amount of feeding stuffs, and have to provide a certain amount of extra accommodation for themselves in excess of what the landlord or the agent might deem desirable, I think undoubtedly that those men ought to be secured in an exceptional way if it can be done. I believe it is capable of being done by covenants in leases, and that it is done.

37,406. Have you any suggestions to make to the Commission for any amendment of the law in that respect, or do you prefer to rest your desire for improvement on better agreements?—I do not think anything can be done by legislation in the matter of doing justice to either one party or the other, because circumstances vary so much.

37,407. Is it the case in Cornwall that much building or much accommodation is provided by the tenant himself?—I do not know of a single instance where it is so.

37,408. Where it is provided?—I do not know of one instance.

37,409. But if that is so the want of security in that respect would not exist, would it?—No, not for buildings; but what I meant was more the purchase of temporary accommodation for the care of his sheep and stock.

37,410. As regards the outlay upon manures and artificial food—which he is bound to get compensation for now, is he not, either under the Act or a substituted agreement?—Yes, he would get it no doubt up to a certain point, but I do not know whether he would as a rule; it is very difficult to give a good man sufficient compensation.

37,411. In consequence of the counterclaim?—Yes.

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37,412. Do you wish to see any alteration made in that respect?—No, I do not think that it is possible to make any alteration.

Fall in prices.

37,413. Whatever the extent of depression may be in Cornwall I understand you to say that you regard it as being absolutely due to the fall in prices?—Yes, it is due to no other circumstance.

Amendment of Agricultural Holdings Act.

37,414. I suppose from what you tell us you would not be disposed to regard any amendment whatever of the Agricultural Holdings Act, whether it was desirable or not as any remedy for agricultural depression?—None whatever.

System of farming in Cornwall.

37,415. (*Mr. Little.*) I think you attribute the comparative success of the Cornish farmers very largely to the particular style of husbandry that they adopt?—I do very largely, and to their exceptional industry.

37,416. Although they have a large quantity of arable land, they do not depend to a very great extent upon their corn crops?—I do not think from what I have learnt recently that a single tenant of mine will sell a quarter of corn this year; they will consume it all.

37,417. So that although an arable county statistically, it is really a pastoral county, because the arable land is employed for years together in growing grass?—That is so.

37,418. You have a climate particularly favourable for this pastoral agriculture?—Yes.

37,419. And you have great natural advantages in the shape of sea-sand and manure on your shores, have you not?—Some of the land would be absolutely valueless if it were not for the sea-sand.

37,420. The sea-weed is more valuable, is it not?—The sea-sand is the more valuable; it contains about 80 per cent. of lime.

The witness withdrew.

Mr. R. S. Olver.

Mr. Richard Sobey Olver called and examined.

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37,421. (*Sir Nigel Kingscote.*) Are you a tenant farmer?—Yes.

His own farm.

37,422. Of where?—My farm is near Bodmin, in Cornwall. About the centre of the county.

37,423. Have you lived there all your life?—Yes. I farm about 650 acres. I have had it about 30 years myself, and my father had it about 20 years before.

37,424. Then you, if I might say so, were bred and born in Cornwall?—Yes, I am a Cornishman. I and my family have been on this particular farm for 50 years.

37,425. Do the 650 acres make one farm?—No, 500 acres belong to one landlord, and 150 to another. The two holdings adjoin and are like one farm.

37,426. Is it all light land?—Yes, it is generally light land in our district.

Fall in prices.

37,427. What, in your opinion, is the primary cause of agricultural depression?—I think foreign competition, without a doubt.

37,428. The fall in prices?—Yes.

37,429. Since when do you think that has begun to take effect?—I think from about 1879 and 1880.

Bad seasons.

37,430. Have the different seasons had much to do with it?—Last year we suffered very much. That was the greatest blow, I think, the Cornish farmer has had, because he did not produce half enough for his stock, and being heavy stock keepers they had to buy large quantities of feeding stuffs to keep their cattle alive.

37,431. Did you also suffer in 1879—to go back as far as that?—We did to a certain extent, that is on the wet lands the sheep got what we call "cawded," and they died in large numbers.

37,432. That is the "fluke"?—Yes; but on the healthy dry lands they did not suffer much. Individually, I never had a better year than 1879.

Foreign competition.

37,433. I understand that you think that low prices have been the great cause of agricultural depression?—Yes.

37,434. Have you any opinion as to what has caused the low prices?—I think it is the importation of everything from abroad; I do not see any other reason. Do you mean the causes abroad or here?

Depreciation of silver.

37,435. Altogether; everywhere?—I fancy the silver question must have something to do with the low price of wheat.

37,436. The low price of silver?—Yes, in Argentina and India, and those places where they have the silver coinage so depreciated it must have a great effect.

37,437. (*Mr. Chaplin.*) Do you mean in Argentina or in India?—I mean both Argentina and India.

37,438. (*Mr. Giffen.*) The Argentina is not a case of a country with silver money, is it?—I think gold is at a premium of over 200 per cent. there.

37,439. It is paper money there, not silver, is it not?—There is a depreciation of the coinage there if you like; it is the same thing. They pay their wages in this depreciated paper, and send it here and get our gold.

37,440. Still it is not silver, it is paper?—Yes, paper if you please.

Effect of depression on landowners.

37,441–2. (*Sir Nigel Kingscote.*) You can only state broadly that you think that has had an effect. Then as regards the effect of the depression on the incomes of landowners what would you say; have they lost in their rent?—Our county varies very much. In some parts the produce is just as good as ever it was; in other parts it has gone down like other parts of England. For instance, where they produce butter, pigs, poultry, and small things, you can hardly say it has depreciated much; therefore the land has not gone down much, but in the arable districts it has gone down 10 or 15, or 20 per cent.

Condition of occupying owners.

37,443. As regards the incomes of occupying owners—small owners we will say—have they done better than the tenant farmers or worse?—That depends on their position. If they are encumbered in any way, I think they are worse off because they have to do all the repairs; but if they are free, I think they have done better because they are allowed to crop and sell what they like—they have freedom of cultivation.

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Restrictions on sale and cultivation.

37,444. As a matter of fact as regards the tenant farmers in Cornwall are they much hampered by want of freedom of sale and cultivation or not?—Yes, I think they are—too much.

37,445. Too much?—I think so, a great deal too much. I think it is very unfair in these days when he practically sells no grain, that he should not be allowed to sell hay and those things which he produces in the place of it. On many estates they do not allow the farmers to sell hay and very little straw.

37,446. Are those restrictions enforced?—Yes, on many estates.

37,447. Even if a tenant is not leaving his holding?—Yes, decidedly they are.

37,448. (*Mr. Chaplin.*) Would you go so far as to say they are commonly enforced now?—Yes, certainly; I could give you the names of large estates where I know they are enforced.

37,449. Even where the tenant wishes to sell?—Yes, at all events he has to ask a favour of his agent or landlord, which I think he ought not to have to do.

37,450. Apart from that have you found, especially during the last year, where the tenants have made a reasonable application to be allowed to sell, that they have been refused permission?—Yes, but very few had any to sell.

37,451. Commonly?—Yes.

37,452. (*Mr. Clay.*) You heard the evidence of the last witness to the effect that they have nearly free liberty of sale?—Yes, I heard it.

37,453. You do not agree with that?—I am a tenant and he is a landlord.

Condition of smaller tenant farmers.

37,454. (*Sir Nigel Kingscote.*) Have the smaller tenant farmers suffered to the same extent when the labour has been done by their own families?—No, not to the same extent. In the west of Cornwall they are practically dependent on the dairy, the making of pork and so on; they buy a great deal of their grain, and are gainers by the low price of corn.

37,455. As regards the labour of those tenant farmers do they work as hard as, or harder than, a common labourer?—No, I do not think they do as a rule.

37,456. You do not think they do?—No. Ours is a stock country, and many of the farmers will see to their own sheep and help about the cattle, but would not stand in to the hard work of the farm as a rule.

37,457. But he would be employed more hours?—Yes, he would be.

37,458. And doing that himself he would not want what might be called to a certain extent skilled labour, such as a shepherd or a stockman, and therefore he would save wages in that way?—Yes. It is very commonly done by him, or his son.

Employment of agricultural labourers.

37,459. As regards the agricultural labourers are they generally well employed?—Yes, they are well employed indeed.

37,460. Is there any competition for labour in your part among other works or manufactures?—Yes; we have a great deal of the china clay industry in our district. That is a big trade which has sprung up within a few years, and many thousands of men are employed on it. Our men go there to a great extent.

37,461. Which do they prefer do you think, the agricultural work or employment in these works?—I think they like the clay best, because of the shorter hours; they only work about eight hours as a rule.

Wages of labourers.

37,462. What do the wages in your part of the world average?—A great many of our agricultural labourers, most of them I may say, have privileges; that is they have a good cottage and garden free, and they have generally a certain amount of faggot wood given them; and we give them land to put their potatoes in, which we manure and work for them. I give 13*s.* per week with privileges; I think it is worth about 17*s.* or 18*s.* a week.

Condition of cottages.

37,463. As regards the cottages in your neighbourhood are they in a fair condition?—Yes, fairly good generally.

37,464. (*Mr. Elton.*) The last witness, I think, said they had about 20 yards of land; does that agree with your experience?—That means 20 poles, but we call it yards. It is really more than that, because our Cornish perch is larger than the imperial perch.

37,465. What is the length of the Cornish pole?—18 feet.

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37,466. (*Sir Nigel Kingscote.*) Has the condition of the labourer improved or not, do you think?—It has much improved since I commenced business.

Improvement in condition of labourers.

37,467. In what way—is he able to get provisions and clothing cheaper?—Yes, he gets everything cheaper, better wages, and is generally well employed.

37,468. Has the improved machinery helped him or not?—He does not work so hard. The machinery does much of the hard work. A great number of our best men emigrate to New Zealand and other colonies.

Technical education.

37,469. As regards the education of the children, have they been helped in that direction?—Yes They are all freely educated now. I think we have improved our young men by having technical education such as ploughing and hedging competitions.

37,470. As a rule—I am talking now of the agricultural labourers—are the young men as good at their work as their fathers or grandfathers were?—I have not found very much difference. I think we have good men now, but the young men do not care so much for farm work.

37,471. At the same time you think that technical practical work would be of great benefit?—It has done them a deal of good.

37,472. It has done good already?—Yes, a great deal of good. It is a stimulus; they do not care for lectures or night schools, but take great interest in technical education.

Land out of cultivation.

37,473. Is there any land out of cultivation in Cornwall that you know of?—Practically none.

Deterioration in cultivation.

37,474. Has the arable land deteriorated in cultivation in consequence of the employment of less labour or of its not being manured in the way in which it used to be?—Yes, I think the arable land has gone back a good deal. The cultivation is not so well done generally.

37,475. How about the grass land, has that suffered too?—I do not think it has suffered so much, but the fences and gates are not so well kept; the land itself is pretty much the same.

Loss of farmers' capital.

37,476. Altogether the county does not present so good an appearance as it used to?—No, not so good.

37,477. Do you think the farmers have diminished their capital of late years?—Yes, many of them very seriously.

37,478. Is that from not having been able to produce what they used to produce, or merely because what they have produced has deteriorated?—I think it is due to the low prices; they have been hoping things would improve, and have held on, but instead of that prices have gone lower. And then the very bad season we had last year made things worse.

Changes in system of farming.

37,479. I suppose there has been a growing tendency to increase their stock and to lessen their arable land and their corn land?—They have lessened their corn, but I do not think they have increased their stock much.

37,480. You do not think they have?—No, I do not think it has had that effect to any great extent. Ours is a stock country and does not depend on the sale of corn.

37,481. Have they tried to develop any other industry, or to see whether any different crop would help them?—No, not much; the tendency is to let the land down to grass for four or five years instead of breaking it at the second or third year to save labour. In some parts they have gone in more for the dairy and growing pork and also fruit farming.

Changes of tenancy.

37,482. Have there been many more changes of tenancy owing to the depression?—Yes, there has been a good deal of late, and I think there will be more unless there is a change in prices. Men are getting tired of it; they think there is no chance of improvement, and many are inclined to give up.

37,483. A good many farmers from your county have gone into other counties, have they not?—Yes, they have gone to Essex, Gloucester, Hertfordshire, and other counties. Our best men are continually going away.

37,484. Have you any idea whether they have done better out of their own county or not?—They say they have done better.

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Migration of farmers.

37,485. Is that because they found the rents lower, or to what do they attribute it?—I think one reason is that the rents are lower, and another is that being near the big towns they sell their straw, hay, and other produce at a greater advantage than they can do with us.

37,486. I suppose the difficulty of access to a great many of the farms in Cornwall is very much against the farmer?—Yes, it is, no doubt, but practically we sell live stock that walks away; we do not sell much corn or heavy produce.

Education rates.

37,487. Have your rates increased?—I do not think our ordinary rates have increased very much. I think they keep pretty much the same, but the education rate is very heavy in some parts.

37,488. Have you a school board, or are they voluntary schools where you are?—I have them both; I am in two parishes; in the one there is a voluntary school and in the other a school board. I know one parish in our district where the education rate has been as much as 1*s.* 6*d.* in the £. It is down to 1*s.* 2*d.* now.

37,489. The education rate?—The education rate only.

Taxes on real and personal property.

37,490. Do you think that the rates and taxes are equitably levied now on property, or have you any remarks to make upon that?—I think the way in which they are levied is very unfair at present.

37,491. What is your opinion as regards all property contributing towards the maintenance of the poor to the highways, to education, and to sanitary works?—I think that all property ought to contribute. If manufacturers and merchants use the roads they ought to pay towards their maintenance. And the same as regards the poor. For instance, a farmer might be rated on 500*l.* a year and employ 10 men, and a manufacturer might be rated on 50*l.* a year and employ 100 men. The manufacturer ought to pay in proportion to the men he employs towards the poor and education rate.

37,492. You would like to see all property rated or taxed?—Certainly, I think it is very unfair that the land should bear so much of it.

Agricultural Holdings Act.

37,493. Is the Agricultural Holdings Act made use of in your county?—No, it is practically a dead letter.

Compensation for home-grown corn consumed.

37,494. Why is that—is the custom of the county considerably better?—No, we think the Act is unfair, because in our county nearly all the corn grown is consumed on the farm, and the Act does not allow compensation unless it is bought. If you buy cake you get an allowance, but for your own home-grown produce you get nothing.

37,495. Supposing that it was desirable that all home-grown corn should be compensated for, what check would you have?—I think it would be a simple matter. When a tenant is about to leave his farm let a competent valuer put a value on the corn before it is harvested, deduct what is sold, and allow for the balance.

37,496. Then you would apply it only to the last twelve months of the holding?—I would apply it the same as for other feeding stuffs.

37,497. Do you think there would be no difficulty in ascertaining and verifying the amount of corn consumed at home?—None, I should think.

Security of tenure.

37,498. I think you are of opinion that the present tenure of tenant farmers is not sufficiently secure—is that so?—It is not sufficiently secure now. We should see better farming if there was more security.

37,499. In what way would you give more security?—I think if a tenant makes an improvement on a property it ought to be worth to him as much as if he put his money into the funds.

37,500. Who would you have to settle this; would you have an arbitrator or would you have a court?—By arbitration, I think. What we want is a tenant to farm well, and not impoverish his farm at the end of his term. Now he often racks the farm to get a reduction of rent.

37,501. Have you thought at all in what way you would give him this security—how long it should be given to him?—I think if the farm was surveyed——

37,502. When he went into it?—Yes, and a strict account taken of it at that time, and again when he leaves. I do not see that there can be any fairer way of doing it. The difficulty now that the tenant farmer has is, if he improves his farm and goes to his landlord and wants a reduction, the landlord says: "I can make "no reduction. Your farm will always make its "money," and so the assessment committee says. But if he racks his farm and goes to the landlord and asks for a reduction, the landlord sees that he cannot make the rent and makes the reduction; and so does the assessment committee. That is very hard on the improving farmer; it is strongly felt all through our county, that the good farmer is not properly secured.

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37,503. You think that when a farmer takes a farm that should be gone into, but whom would you have to examine the place at the end of 20 years, supposing the tenancy was to come to an end at the end of 21 years?—I think if there was a surveyor appointed for every district, that could be easily arranged; I see no difficulty about it.

37,504. An officially appointed surveyor?—Yes.

37,505. Who would appoint the surveyor, what body?—I never thought of that, but some Government body, I should say, would appoint a competent man in the district; there are always valuers all over the country. My own feeling is that the only way to compete with the foreigner is by growing better produce, and farming better, and that ought to be encouraged in every possible way. It is no good to half-farm the land.

37,506. You think that the present system of tenure does not give that confidence?—No. Every man feels that if he improves the land, as he ought to do, that he is putting himself into the hands of his landlord or agent.

37,507. And that at once hampers the manner of conducting his farm, do you think?—The feeling is that he puts himself into the hands of his landlord directly, and that he will not have fair play.

Improvements and repairs.

37,508. Generally throughout your county does the landlord make the improvements—the buildings and the draining?—There is very little draining done, but the buildings are generally kept by the landlords. Although a great many leases say the tenant has to do it, I think that practically the landlord does it.

37,509. Virtually the landlord puts them up and keeps them in repair?—That is the buildings, but not the gates. The gates are generally kept in repair by the tenant.

37,510. (*Mr. Elton.*) Does he find the timber, or something of that kind?—The rule in Cornwall is that the tenant does all to gates and fences.

37,511. (*Sir Nigel Kingscote.*) Do you mean that the rule in Cornwall is that the tenant does all the repairs?—No, but he does everything to the gates as a rule.

37,512. And the landlord keeps up the buildings?—I think that is usual.

Law of distress.

37,513. Have you any opinion as regards the law of distress?—If we get better times, I would like to see the law done away with; but farmers at the present time are in such a depressed state that it would not do to call up their rents close. Now the landlord often gives them three or six months in hand. I think the present law is unfair to the merchant and to the man who can pay his way, because it allows men to come in and take farms who have not sufficient capital.

Ground Game Act.

37,514. As regards the Ground Game Act, has it been beneficial or not in your county?—Undoubtedly, it has.

37,515. Would you have it go further?—I think it is hard, where a tenant is occupying against plantations, which may belong to his landlord or somebody else, that he is not allowed to trap in the fence where the rabbits come through; he ought to be allowed to trap in these fences. The law does not allow him to trap in another owner's fence, and, therefore, he has no means of taking the rabbits.

37,516. Do you think that the number of rabbits generally speaking, throughout the county, has increased since the Ground Game Act, or not?—I do not think so generally.

37,517. Farmers have not kept them in order to try and eke out a profit?—We have a great deal of cliffs in our district, and there the farmers certainly allow them to increase and have made a profit out of them. I have known as much as a ton of rabbits a day sent away from one station. But then that does not apply to what I call the good farm land; it would not be allowed there.

Security of tenure.

37,518. May I understand what your remedies for depression are; first, I think, you said, better security of tenure, so that the tenants may produce better crops?—Yes.

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Labourers' cottages.

37,519. Have you anything to say as regards labourers' cottages?—I think it is very desirable that we should keep the best men on the farms, and that the only way to keep them is by having cottages. We find that if the family is reared on the farm, the boys are worth more as labourers than if they had the run of the village, where they learn nothing They always learn on a farm. If a man has a decent cottage and garden he does not care to leave it.

37,520. Do you consider there is a deficiency in the cottage accommodation, generally speaking?—It is rather deficient in our district. Another thing I should like to say is, that men ought to be allowed in the villages or towns to get a piece of land to build on. There is very great complaint in our district about it. They can only get leases, which I think are bad.

37,521. Would you like to see freehold land obtainable by the labourer himself, in order to build his cottage upon?—Yes. They used to build them on leases, which I think is a bad system; if they could get a bit of freehold many people would build.

Loans for erection of cottages.

37,522. Would you advocate any plan for advancing him the money to obtain this land in order to build his house?—I think it would be very desirable, but I can hardly say how it should be done, that is more for the legislature, I am quite certain that it would be a good thing if it could be done.

37,523. Do you think the tenant farmer would suffer in any way if the labourer was made quite independent of him by having his own holding and habitation?—I think not, because his steady men should be in cottages on his farm, and the men from the villages would be useful to him in busy times.

Taxation of personal property.

37,524. Then another remedy, I think, you say, is that all rates chargeable on land should be reduced and placed on personal property?—Yes, I think it is unfair that the land should have to maintain the highways, police, education, and poor.

Co-operation in sale of produce.

37,525. Do you think anything can be done in the way of the sale of produce off the land by co-operation?—I am afraid it is rather difficult. I happen to be vice-chairman of the co-operative association for the supply of manures of which Mr. Collins is chairman.

37,526. That association is for the purchase of things?—Yes.

37,527. But I ask you at this present moment about the sale of agricultural produce?—It would be a very good thing if it could be done, but I am afraid there are great difficulties about it.

37,528. That is hardly practicable?—It is hardly practicable I am afraid, I wish it was practicable.

Sale of produce by weight.

37,529. Do you think anything would be gained by selling agricultural produce—even cattle and sheep—by weight?—Yes, I think everything ought to be sold by the hundredweight, then if I was to take up an agricultural paper I could see the value of an article in the other counties; now we know little about it.

37,530. You would then wish to have an equalisation of weights and measures throughout the country to begin with?—That is what we want.

37,531. (*Mr. Dalton.*) That is what you meant?—Yes.

37,532. (*Sir Nigel Kingscote.*) I thought you meant you would sell cattle by so much a hundredweight instead of selling a beast for 20*l.*, say?—I would like to see that done too.

37,533. But you would also like to see equalization of weights and measures?—Yes, certainly.

37,534. For everything?—Yes; I think there is no weight equal to the hundredweight of 112 lbs.

Compulsory sale by live-weight.

37,535. (*Mr. Lambert.*) Would you like to have it compulsory between buyer and seller that fat cattle should be sold by weight?—Yes, that is my own opinion.

37,536. (*Sir Nigel Kingscote.*) Would you like to see a weighbridge in every market?—Yes, and do the same as they do in America—agree on a price per lb. and weigh it. Barley, wheat, and everything else should be sold by the same weight.

37,537. (*Mr. Clay.*) Would you have that made compulsory?—Yes.

Marking of foreign produce.

37,538. (*Sir Nigel Kingscote.*) Another thing you would like to see, I think, would be that all foreign meat and other agricultural produce coming from abroad should be marked as such?—Yes.

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37,539. Do you see any difficulty as regards meat?—I have no doubt there is a difficulty, but I think, as a rule, difficulties can be got over, if tried. I think the legislature could certainly find some means of letting it be known that foreign meat should be sold as foreign.

37,540. Would you apply that to English produce as well?—Yes, I think so. Butter should be sold as butter, and anything else should be sold for what it is—and very strictly enforced.

Railway rates.

37,541. As regards railway rates—do you think the agricultural producer has reason to find fault with the railway rates?—Yes, they are very oppressive in our part of the world. We grow early potatoes, flowers, cauliflowers, and similar crops to a large extent; but the cost of sending them away is so great that they are not grown nearly so much as they might be. It is the carriage that does away with the profit.

37,542. As far as you are aware, and as far as your opinion goes, do you think that English produce is unduly rated compared with what the foreign is?—Yes.

37,543. On the same railways?—On the same railways. I believe it is known that you can bring fruit from Normandy to London much cheaper than you can from Kent. I do not see why that should be.

Freedom of sale.

37,544. (*Mr. Clay.*) You have given evidence in favour of freedom to sell straw and hay off your farms. Did you hear the last witness, who is a proprietor in Cornwall, say that the sale of hay and straw was generally allowed?—Yes, but I know it is different in our district.

37,545. You do not agree with that part of his evidence?—No.

37,546. You, as a practical man, who knows very much about farming in Cornwall, say that it is not a general rule for either landlords or land agents to grant that privilege?—No, it is not the rule generally.

Wages of labourers.

37,547. You stated what was the wage per week which the labourer had, and that then there was his cottage and his fruit garden and his potato land. How much potato land has he?—It is rather more than the eighth of an acre, about the seventh of an acre I should say. Then we manure and cultivate that for him; all he has to do is to put in the potatoes. We give him firewood and milk and several things of that kind. I always let my men have a bacon pig at a fixed low price, 4*d.* a pound, which is cheaper than they can fatten them, so that they should not have the temptation to take corn.

37,548. (*Mr. Little.*) Is it the practice to let out cows to labourers?—Not in my district.

Deterioration in cultivation.

37,549. (*Mr. Clay.*) I understood you to say that the arable land has been rather going back in fertility?—Yes, there is less labour employed on it.

37,550. Is that for want of capital on the part of the tenant?—There is something in that, but I think many do not employ sufficient labour. They are reducing their expenses as far as possible, and the work is not well done.

37,551. Does that arise from the want of capital?—To a great extent, undoubtedly, and they feel it will not pay them to do it with present low prices.

Remissions of rent.

37,552. We were told also by the last speaker that you have remissions of rent in Cornwall, but that you do not have the rents reduced permanently?—Yes, that is so.

37,553. Would it not have been better if the landlords had seen their way to give permanent reductions, and not to have charged more for the land than the produce could pay the rent of?—Yes, I think it would be very much better. When a tenant gets a permanent reduction he goes to the Assessment Committee and gets a reduction of his rates; but if a man only gets a temporary abatement he has to pay his rates in full.

37,554. And then both landlord and tenant are paying the rates upon a rent which has never been paid or received?—I mean to say that the one having the temporary abatement gets no relief from the Assessment Committee, while the one who has the rent of his farm permanently reduced gets a reduction of his assessment. That is unfair to the man who has only a temporary abatement.

37,555. The assessment committee would not lower the assessment to a man who simply had a temporary abatement?—They never will allow it.

37,556. So the landlord and the tenant would be paying rates upon a sum of money which was not being

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paid or received as rent?—Yes. It has been complained of through our district that the assessment committees will not recognise any temporary abatements.

37,557. (*Mr. Dalton.*) But they fix assessments by the rent?—Almost invariably.

37,558. Then in your neighbourhood a different rule prevails to what we were told prevailed in the neighbourhood where the last witness came from; he seemed to think that they did not take rent into account?—I know it is as I have stated in our case, for I was on the assessment committee for years. It has always been the rule in our case. I thought it was the case throughout the county.

Division of rates between landlord and tenant.

37,559. (*Mr. Clay.*) Does a tenant pay all the rates upon a farm?—Yes.

37,560. Would it not be a more equitable plan to do the same as we do in Scotland, where the landlord and the tenant share the rates?—I think they ought always to be shared.

37,561. You have the landlord to a large extent laying on the rates and the tenant pays them?—Yes.

37,562. But you consider that unjust?—Yes, I think they ought to be equally divided.

37,563. You consider that the landlord laying on the rates, and the tenant paying them is rather the wrong way about?—Yes.

37,564. (*Mr. Little.*) Would you allow me to ask how the landlord lays on the rates?—I think that if there is an increase after the farm is let, at all events the landlord ought to share it.

37,565. Mr. Clay's question was that the landlord laid on the rates for the tenant to pay, has the landlord, as a landlord, anything whatever to do with the laying on of the rates at the present time?—If he is a Member of Parliament he might put on the education rate, which the tenant has to pay.

Agricultural Holdings Act.

37,566. (*Mr. Clay.*) Regarding the Agricultural Holdings Act I gather from you that it has been virtually a dead letter in your county?—Yes, it is never used in our county; I do not think there has been a case of its being used; at any rate I do not know of one.

37,567. Are you of opinion that in the present state of matters the tenant farmer will not risk putting his money in the land in order to keep up its general fertility?—He will not farm as highly as he should because he is not protected.

37,568. Who suffers in the long run?—The general public. I should think everyone suffers. The landlord suffers in the end, but he does not always see it; if his land is let go back he must suffer, naturally.

37,569. Although the Agricultural Holdings Act has not taken exactly the position in your county that it should have taken, your distinct opinion, as I understand it, is that you see no other way of bringing capital back to the land than by giving a tenant a *bonâ fide* security for the increased value which his improvements add to the holding?—That is what we want.

37,570. Would you like to see the Agricultural Holdings Act simplified in its procedure?—Yes.

37,571. And lessened in expense?—Yes. It is too expensive and complicated.

Official referees.

37,572. I think in part of your evidence you went on to say that you would like to see one man, called an official referee, appointed by the Government, to go and do the work between landlord and tenant?—I do not see any other way myself. I have an idea that Lord Ashbourne's Act, which is in force in Ireland, might often be useful especially where they go in for the growth of fruit and small crops. I believe that if men had some means open to them by which they could buy the land and pay it off in instalments, they would plant trees and do other things which they cannot possibly do now.

37,573. In commercial life a man would not go into a mortgage with no security behind him?—That is it.

Security of tenure.

37,574. It is the same with a farm: a man would not invest his money without security?—That is so. In our county we have a great deal of what is called "common land" which many years ago they did grow wheat on when wheat was high. Now sheep and bullocks are kept there in the summer, and are put on the farms in the winter; but in consequence of the low price of stock this land is scarcely worth anything. I think it is a great pity that so much of the land is lying

Common land.

idle. I think there is a certain class of men who would be only too glad to take up this land if they could have security. There are thousands of acres lying almost idle although the land adjoining is very fair.

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37,575. (*Sir Nigel Kingscote.*) Are there no rights over it?—Yes, but the common rights are worth nothing now, and the tenants scarcely use them.

37,576. But I suppose you would have great difficulty in buying those common rights up?—I suppose there would be a difficulty. It does seem a pity, when numbers of men out on the moors would only be too glad to have it.

Compensation for corn consumed.

37,577. (*Mr. Clay.*) The Agricultural Holdings Act recognises the expenditure for cakes and manures, and you think that all corn consumed on the holdings should be allowed for?—Certainly.

Compensation for laying land down to grass.

37,578. But there is another very important point which I think will come before the people very soon. I mean that if a tenant lays down land to grass and feeds on it with cake and other manures the Agricultural Holdings Act should give compensation, and a liberal compensation for making that grass land?—I think so too. It seems to me that it is a great pity when, as is often done in our district, tenants have laid down land to grass they should plough it up on leaving the farm; if fairly compensated they would not plough the land.

37,579. If they could be reasonably compensated they would not plough it, and it would be far more valuable to the landlord or to the incoming tenant than it would be by ploughing it?—Yes.

Compulsory sale by live weight.

37,580. Then on another point put by the Chairman, namely, with reference to adopting the American system of selling cattle by live weight, I think you agreed with him?—Yes, I should like to try it.

37,581. So that a tenant could be up sides with the butcher or the jobber, as you may call him here, and would get all he could get out of the animal by the live weight shown on the scale when the beast went over the weighbridge?—Yes.

37,582. Indeed you would just follow out the American plan of selling by live weight, and you would not object to have it made compulsory?—I should like to see it tried.

37,583. Unless it was compulsory it would be of little value?—It would take trouble because the dealer for a certainty would be against it at first.

37,584. Is it not a very clear thing to the agricultural mind that the only men who are against it are the dealers and the jobbers who buy from the farmer?—They generally object to it.

37,585. Because the present system benefits themselves?—Yes, we suppose so.

Compensation for home-grown corn consumed.

37,586. (*Mr. Gilmour.*) I think you expressed yourself very strongly in favour of the tenant getting compensation for all the home-grown produce consumed on his farm?—Yes.

37,587. Have you thought out how best to prevent fraud in that matter?—Yes.

37,588. Did I understand you aright to say that you considered the proper way to do it was to value the crop on its legs?—Yes, I think so.

37,589. Do you suggest that it would be practicable to do that all over the district?—It is very commonly done in our district. Almost all the farms are entered in that way. When the corn is ripe, the valuers value it as it stands; it is much easier to value it then than when it is in a stack.

37,590. Does not the value of the corn alter very much according to the weather it gets to the very end, and according to the activity of the men in harvesting it?—There is always a risk, but I do not think you can have one with less.

37,591. That is the only way you think?—I do not know of any better one.

37,592. (*Sr Nigel Kingscote.*) You have just said that with you the valuers value the corn as it stands; for what purpose is that, do you know?—Under the present Agricultural Holdings Act, the tenant is not allowed any compensation for the corn he may grow on his own farm.

37,593. I understand; but what I mean is that you said just now, it was very often done, and I asked for what purpose?—When a man is going into a farm, or

when he is quitting it, the corn is generally taken as it stands, valued just before harvest.

37,594. (*Mr. Gilmour.*) By whole fields?—All that grows on the farm.

37,595. You have some occupying owners I suppose in your district?—Yes, many.

Changes in system of farming.

37,596. Have they altered their mode of cultivation; they have a free hand to do so?—Yes, they have generally gone in for growing more grass; in fact, I may say practically that is the only alteration made in our district. Everybody is growing less corn, and more grass, and green crop.

Compensation for laying land down to grass.

37,597. Would the landlords, when asked, object to your laying down grass?—No, they certainly would not object. The point is that the land is more valuable after laying down to grass for seven or eight years, and the tenant thinks he ought to be compensated for not breaking it up again.

37,598. Would it be impracticable in these times to arrange with your landlord that you should get compensation for so doing?—I think it would in special cases; but I think a man ought to be safe without requiring him to do that. I think a man ought to be able to go to his landlord, and ask to be fairly paid for what he has improved.

Compensation for home-grown corn consumed.

37,599. Do you think it is right that the corn given to cart-horses on the farm, should be paid for by the landlord as compensation?—I do not know why it should not be, because, practically if the tenant likes to do it, he can sell all his corn, and buy in other corn, and then it would be allowed. I think it is much better for the man to consume his own.

37,600. (*Mr. Little.*) He would not be allowed for that consumed by his own horses, would he?—I will not go so far as to say that.

37,601. (*Mr. Gilmour.*) But that was the question?—In my own case, I am a pretty large breeder of horses and they are just the same to me as cattle; they are merely running, growing, horses; they are not working horses, and I do not see why I should not be allowed for them all the same.

37,602. I referred to horses employed in the general work of the farm,—the cart horses?—I think that you might leave those out. I do not know that it matters much; that is really a very small matter; the cattle and sheep are the great thing.

37,603. (*Mr. Little.*) What is the usual time of entry on a farm?—Generally Michaelmas.

Valuation of tenant right.

37,604. Under what circumstances is the crop valued before Michaelmas; does it pass from the outgoing tenant to the incoming tenant?—He takes it as it stands and harvests it.

37,605. He takes it at a valuation?—Yes.

37,606. And he harvests it?—The incoming tenant harvests it.

37,607. The incoming tenant harvests the growing crop of corn?—Yes.

37,608. And pays rent from Michaelmas?—Yes.

37,609. Does the valuation include the straw?—In a rough and ready way. Very often he is allowed the straw for the harvesting and marketing; but if he has paid for the straw, then he is allowed for the harvesting and marketing, which comes to just the same thing.

37,610. When he enters at Michaelmas does he pay for any other crops and cultivations?—He is allowed to enter upon a certain amount of land to grow a green crop; or else he has generally an arrangement with the outgoing tenant; sometimes the outgoing tenant sows the green crop, and the incoming tenant pays for it.

37,611. He pays for the green crop?—He often pays the value per acre for the green crop as it stands.

37,612. He pays the value of the crop?—Yes.

37,613. How is all this settled; is it by custom, or is it settled by agreement in each case?—I think you may practically say it is custom; it is nearly always done so and is quite the custom of the district.

37,614. The custom so far gives nothing to the tenant but the value of the straw, because he can sell the corn under any circumstances?—Yes, that is it. He is not allowed to sell the straw, and it is valued at consuming price.

37,615. No, but he does sell the straw you say; the straw is valued to the incoming tenant, and as a rule it is supposed to be valued at a price which will pay the cost of the harvesting?—Yes, that is very commonly done; they put the one for the other.

37,616. Is that the only compensation that the outgoing tenant really gets?—Yes, that is all he gets.

37,617. But by the Agricultural Holdings Act he would be entitled to compensation for the manures he has used?—Yes, but practically perhaps when he is leaving he does not use much manure.

37,618. Do you mean because he dare not claim under the Act, or because he does not claim?—It is so troublesome and expensive that they will not have anything to do with it.

37,619. Where is the particular trouble?—There are forms to go through, which the tenants have never been accustomed to, as they go on in the old way. I never knew a case of its being used, and the tenants do not know what claim the landlord may make.

37,620. I suppose agreements exist?—Generally.

37,621. Is it usual in these agreements to provide any compensation for manures?—Very seldom.

37,622. Not any?—Very seldom, I believe.

37,623. Then, of course, they do not provide for compensation for the corn consumed?—No.

Compensation for land laid down to grass.

37,624. (*Mr. Chaplin.*) In regard to the question of compensation for land laid down to permanent grass; I understand you to hold the opinion that it would be much better, not only for the tenant who is going out, but for the incoming tenant and the landlord, that the land should remain in grass rather than be broken up again?—Yes, certainly.

37,625. You wish to accomplish that object by some alteration in the law, I understand, which would ensure the tenant compensation for it?—Yes, that is so.

37,626. I suppose on leaving in such a case you would have the power of breaking it up again, and ploughing it up again if you pleased?—Yes.

37,627. Does not the fact in itself give you an opportunity of making a fair arrangement for compensation with your landlord?—I admit that it can be done; but a very common practice is, when a man thinks he has to leave that he will take two crops of corn from the field, and leave it in an impoverished state.

37,628. Having been laid down to permanent grass, he goes and ploughs it up?—Yes.

37,629. Although it would pay all parties to go to the landlord and make an arrangement? Could not the tenant say, "I can plough this up unless you give me compensation?—Yes, but very commonly the agent or landlord does not know much about it, so the tenant says, "I will not have any trouble. I will plough it and then I am safe."

37,630. In the case of a landlord or agent who understands his business, and looks after it, that difficulty would not arise?—No, still I think it is much better to make it legal, and not to depend on agreement.

37,631. I am not contesting your view, I am only anxious to understand whether it could not be arrived at without a change?—It could be.

Counter-claims under Agricultural Holdings Act.

37,632. I understood you to say just now with reference to the Agricultural Holdings Act, that in some cases it did not work, because forms were necessary which the tenants were not accustomed to?—Yes.

37,633. Would not that apply to any legislation?—I think this Act is very complicated. The difficulty, as far as I can see, is that landlords may make claims which run to a lot of expense; you often read it in the papers, and tenants will not run that risk.

37,634. The counter-claim is the real difficulty?—That is the difficulty.

37,635. Yet, of course, you yourself would admit that where the land has been neglected and dilapidated a counter-claim is only fair?—To a certain extent; but I think it is carried too far very often.

37,636. But that is the real difficulty which presents itself to the farmers, I suspect?—Yes, I think so.

Rent and tithe of farm.

37,637. (*Mr. Dalton.*) What rent do you pay for your farms?—Mine cost me about 1*l.* an acre, but then I have to pay the tithes besides.

37,638. What do the tithes come to?—The tithes would come to 4*s.* or 5*s.* an acre.

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37,639. Is that the average rent for your part of the country?—The land in our district varies very much. There is land in our parish let at 10*s.* an acre, and some as high as 4*l.*

37,640. Have you had your farm very long?—My family have occupied it about 50 years.

37,641. Has the rent been reduced on the whole?—It has gone up.

37,642. During how many years?—50 years; I have occupied it 30 years, and my father had it 20 years before me.

37,643. Can you give us any idea of the fluctuation of rent during those 50 years, to what extent it has altered; and when it was highest?—It is highest now, I have never had any permanent reduction. I was one of the unlucky men who took a 21 years' lease in the good times, and my lease has not expired yet, so that I am as high as I have ever been.

Reduction of rent.

37,644. Do you consider that the reduction of rent has been general in your union, going back for some time, namely, 50 years?—Yes, I think it has been.

37,645. There has been a reduction?—Certainly there has been a reduction in the last 10 or 12 years.

37,646. I mean, taking the present rent and comparing it with the rent paid 20 or 30 years ago?—Yes, it is less.

37,647. There is a reduction?—Certainly; it did go up to a point, and then went back again, but now it has got below the original; there is no doubt about that.

37,648. But in your case it is higher than ever?—Yes, I have never been higher than at the present time.

Agricultural depression.

37,649. I think, as I gather from your evidence, you do not agree with what the previous witness said, that farmers have maintained their position until the last two years?—No, I think they have been going back gradually for years past.

37,650. For how many years?—I may say from 1879. They have always been hoping that times would improve. When a man is in a farm he does not like to move; he tries for another year; then it gets a little worse than before, and so it goes on.

Letting of farms.

37,651. When a farm is vacant in your district, does it let readily?—Yes, there is never much difficulty in letting anything like a moderate sized farm.

37,652. At this slight reduction that you have mentioned?—Yes.

Changes of tenancy.

37,653. You say there have been more changes of late years owing to the depression, and that many farmers are going into other counties where rents are lower; are those farmers going away mainly because the rent is too high?—Yes; they think they can do better in other parts. They have probably applied to the landlord for a reduction, and he will not give it; and they say, "We will go somewhere else," and they have gone to other counties.

37,654. When a farm becomes vacant, does the landlord have to let it at a reduction?—I think so, as a rule, now.

37,655. So that the landlords, generally, do lose money?—Yes.

37,656. Where do the people come from who take the vacant farms; from the neighbourhood, or do they come out of other counties into Cornwall?—They do not come from other counties. I scarcely ever knew an up-country man come into Cornwall. Almost always the men from the west come to the east.

Migration of Cornish farmers.

37,657. You have got as many farmers as you had in Cornwall, and yet you are sending your farmers to other parts of the country?—Yes, the young men go away. You see we have no great manufactures, and, as there are a large number of farmers, and their sons have no other opening, they learn farming, and get a farm where they can.

Rates on real and personal property.

37,658. Then, I think I understood you to say that rates should be levied on personalty?—I think so.

37,659. Take your own union, the Bodmin Union, do you mean that they should be levied upon the personalty situate in that union?—I think so.

37,660. Would that make much difference to you; what kind of personalty would you bring under contribution in the Bodmin Union, which does not now contribute to the rates?—It is rather difficult to say. Take the case of an employer of a large amount of labour, if his men are injured we should have to maintain them, and we should have to educate their children, and to maintain the highways which he uses. He ought to pay on much more than the value of his house.

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37,661. Have you got many manufacturers in your union?—Not large ones.

37,662. Then is it the shopkeepers who, you think, do not pay sufficient?—There are tradesmen and merchants who use our roads, and who pay scarcely anything towards their cost.

37,663. Have you got many such people; would it make any material alteration in your union if you brought those people under contribution?—Certainly.

37,664. Is there such a number of them?—There are a good many of them in the union.

37,665. You are aware that very large contributions from the Government have come to your district in aid of the rates?—Yes.

37,666. It has been 54,000*l.* a year in your county from the local taxation account alone, which is equivalent to a relief of 9*d.* in the pound in the county. Then, in addition to that, you have the education grant which, I suppose, is large?—Yes.

37,667. What does that amount to in the £, do you know at all?—I could not say, it varies so much.

Effect of reduction of rates.

37,668. Supposing you were able to reduce the rates considerably, do you think that would benefit a tenant, or would it get put on to his rent? Which of the two do you think it would benefit, the landlord or the tenant?—I suppose in the end it would be the landlord, but the tenant would derive the benefit during his lease.

Tithe rent charge.

37,669. Then it is not very much a tenant's question?—Not very much. There is another question that I wish to speak on, that is, taking the average of tithes. There is a strong feeling on that point in our district, where the barley is of a third-rate quality; it is thought to be unfair that our tithe should be taken upon the barley from Norfolk and other counties where they grow better barley. We think that every county ought to be taken by itself.

37,670. Is your tithe of 4*s.* an acre an exceptionally high one?—No, it is just the average. The parishes vary very much. Some parishes are rated much higher than others.

37,671. (*Mr. Lambert.*) You speak as a tenant farmer?—Yes.

Remissions of rent.

37,672. What are the remissions of rent, generally, in your district?—About 10 per cent. as a rule—from 10 per cent. to 15 per cent., occasionally 20 per cent.

37,673. In your own case, have you applied for a remission of rent?—No, because I have a lease.

37,674. What made you take a lease of 21 years?—Because the times were very good when I took it.

37,675. I presume it gave you some security in your holding?—It was well known that I had laid out a good deal of money on the farm, and I thought it might make me more secure.

37,676. Rents have been reduced from 10 to 15 per cent., but by how much has agricultural produce been depreciated in value?—Wheat has gone down more than half.

Fall in value of agricultural produce and reduction of rents compared.

37,677. I want your evidence, not mine?—Wheat has gone from 40*s.* a quarter down to less than 20*s.*, so that is half in wheat, which was one of the main things we grew. Then when you come to beef that has gone from 70*s.* a cwt. down to 50*s.*, and wool has gone from 1*s.* 4*d.* down to 7*d.* It is rather difficult to give an average.

37,678. Supposing that you are asked to give an estimate per cent. as to the amount that agriculture produce has depreciated in value, what would you say?—So much depends on what you might grow upon your farm, and what your farm is useful for.

37,679. The estimated per cent. of what you grow in your part of the world?—I should say from 30 to 40 per cent.

37,680. And yet rents have only been reduced 10 to 15 per cent.?—No, but manures and other articles are cheaper.

37,681. Do you agree with the view that prior to the depreciation of agricultural produce, farmers were not paying rent enough?—No I do not, because

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it has been the custom of our country to let by tender and you may depend upon it that always kept it up to the full value.

Letting of farms.

37,682. Coming to that point of letting by tender, if ten men are tendering for a farm, are they in the same position as the landlord in regard to their power of making a fair bargain?—Unfortunately, often if there is a man the agent wishes to have, he is told that he has not tendered sufficiently, that somebody has tendered more, but that if he likes to come up to that tender he may have the farm.

37,683. So that practically it is one farmer bidding against another to get the holding?—Certainly it is.

37,684. Holdings are very scarce in Cornwall?—They have been.

37,685. Therefore farmers are apt to give too much rent in order to get an opportunity of getting into a holding?—Yes, and they will often apply for a reduction soon after. They apply for a reduction and often got it.

37,686. (*Sir Nigel Kingscote.*) How many holdings are there in the county?—I cannot say. The holdings run from 100 to 200 acres as a rule, and down even to 50 acres.

37,687. (*Mr. Lambert.*) In many cases you said that new tenants were able to get the farms at less rent than the landlord would allow the old tenants to remain on at?—Very commonly, and more than that he would generally get more done for him in the shape of building and so on than the old tenant.

Diminution of farmers' capital.

37,688. Do you think the farmers' capital has diminished?—Very considerably.

37,689. Which do you think has diminished in the greatest degree per cent.—the farmers' capital or the landlords' capital?—The farmers'.

37,690. The farmer has lost more, in proportion, of his capital than the landlord has?—Yes, I think so.

37,691. (*Mr. Elton.*) What did you mean when you said the landlords' capital?—I meant the value of the land.

Rents raised on tenants' improvements.

37,692. (*Mr. Lambert.*) Are there many instances in which the tenants have had the rents raised on their own improvements in your district?—Yes; formerly, but not now. Now very likely instead of getting a reduction as the bad farmer would they are kept on at the old rent.

37,693. So that an improving tenant is naturally at a disadvantage?—Undoubtedly.

37,694. And there are a great many such cases in Cornwall?—Yes.

37,695. A large number?—Yes, a great many of them.

Compensation for improvements.

37,696. Now as to compensation: Presuming that a man laid out 100*l.* upon the holding and it was worth 150*l.*—that that value was added to the lettable value of the holding—would you compensate him and give him compensation for the increased value over and above the actual outlay?—My idea is this, that if a farm was worth 1,000*l.*, and through the tenants good management it becomes worth 1,500*l.*, the 500*l.* belongs to the tenant.

37,697. Belongs to the tenant?—I think so, if the landlord has done nothing towards it.

37,698. So you would compensate a man according to the skill with which he has made an improvement?—I think so. Just the same as a hotel keeper, if he increases his business, makes so much more of the goodwill. I do not see why the tenant farmer should not have the same.

Compensation for disturbance.

37,699. Have you thought of the question at all as to where a man is capriciously evicted from his holding, in the case of an old tenant who could not get his rent reduced, being compensated for being disturbed?—I think he ought to be. We will take it in this way. Suppose a man may be on a farm for many years, he lays out his money and improves it, something turns up between him and the landlord and he is turned out, and there are no means of getting back his capital again, I think he ought to be paid under those circumstances.

37,700. I suppose it is a considerable cost to a tenant to move from one farm to another?—Yes, certainly.

37,701. And he ought to be compensated to the amount of that cost?—Yes, in some way.

37,702. (*Mr. Little.*) Would you describe as a capricious eviction a case where the tenant gives notice and because he cannot get his rent reduced leaves the farm?—I do not think so always.

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37,703. Was that not the case the honourable member put to you about capricious eviction because the landlord will not reduce the rent?—It is so difficult to say—cases vary so much; you may find a man farming well and improving his farm, but cannot agree with his landlord, who may say he will give him notice to quit; he has no opportunity then of taking out what he has put in; then I think he ought to be paid.

37,704. I am not arguing the point, I am only wanting to know whether in your opinion when you answered that question you considered the two things the same—a capricious eviction, and a tenant leaving his farm because he cannot get a reduction of rent?—It is pretty much the same thing it seems to me.

37,705. (*Mr. Lambert.*) At any rate you would give compensation for disturbance in both cases?—Yes.

37,706. (*Sir Nigel Kingscote.*) Who is to assess that compensation?—As I said just now, if there was a valuer appointed for every district he would be the man to do it in every case.

37,707. (*Mr. Chaplin.*) That is rather an important matter; you say the improved value ought to be assessed by a valuer appointed for the purpose?—Yes, I think the tenant ought to be paid for everything that has been put there by him, and does not belong to the landlord—so as to encourage a tenant to farm as well the last year as he would for the 20 years before.

37,708. I quite understand the principle of compensating the man according to his outlay, but if I interpret what you say rightly, this is a proposal for something more. He is to be compensated for the disturbance, and that compensation is to be based upon the improved condition of his farm. Now I want to ask you in your own case—and I think you have told us that you have had the farm for 50 years—how is a valuer to know what the value of the farm was when you took it?—If a competent valuer were to go over my farm or anybody else's, he would see whether that farm was well cultivated or otherwise, and get evidence as to its former condition.

37,709. We will suppose that your farm, when you took it, was in a very improved state of cultivation; that is quite possible, is it not?—Yes, certainly.

37,710. Is there anything to enable a valuer to judge of how much more it has been improved; how can he form an estimate of what is a fair compensation to you, unless he knows what the condition of the farm was when you took it, and what the condition is when you leave it?—I admit that is a difficult point. At all events one can go as far as this. We can see that the man who is leaving, has taken so much out of the farm, but he has also left so much behind. You could see if he has drained or done permanent improvements such as laying down land to grass. I think he ought to be paid for these.

37,711. Certainly; all that he would be paid for now, under the Agricultural Holdings Act?—Not unless he got liberty from the landlord.

37,712. There is no consent required in the case of draining; it is only a notice that is required?—As a rule it is done without. I think the more you can make a man feel that he can improve the property, and get paid for it, the better he will farm; let a man feel that what he does is for himself, and not for somebody else.

37,713. Provided the man is fairly compensated for his outlay in the event of his having to leave, that is what you mean by compensation for disturbance?—Yes.

37,714. (*Mr. Lambert.*) Coming to that point again; presuming in this case that a tenant was paying 150*l.* a year for his farm, and that farm was only worth, according to a competent valuer, 130*l.* a year, and the landlord refused to let him have that farm for 130*l.* a year, and the tenant, therefore, had to leave, would you then give that tenant compensation for having to leave, irrespective of compensation for the improvements which he had made upon his holding?—That is a point which is rather difficult to answer; I do not think I could go as far as that.

37,715. That is the point of compensation for disturbance?—Yes. I should think he ought to be paid, as I said before, for anything that could be valued that

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belongs to him, but the other I think is going too far; I do not think I would go so far as that.

37,716. You would not?—No.

Restrictions on cultivation.

37,717. As regards removing the restrictions on cultivation, would this carry out your view—do not let me put words into your mouth at all—presuming a tenant did not impoverish the farm, would you allow him to cultivate as he pleased?—Yes, as long as he did not break old grass land.

37,718. As long as he did not impoverish the farm?—He ought not to be allowed to break old grass land or impoverish the farm.

Ground Game Act.

37,719. As regards the Ground Game Act, would you give a tenant greater facilities for killing ground game?—Yes, I think so, more particularly for catching them in his own fences, either against his own or another landlord. The refusal to do that is the hardest thing I know of.

37,720. Would you give a tenant upon his holding the right to kill ground game as he pleased?—I should like to.

37,721. Do you think it would be desirable?—I do not see anything against it, I think it is pretty well done now.

37,722. Would you advocate all the restrictions as regards the killing of ground game being removed?—I do not think it would be fair to kill the landlord's winged game.

37,723. I said ground game; I mean rabbits and hares?—I think they ought to be careful of the winged game.

37,724. As regards ground game would you give tenants the opportunity of killing them as they pleased?—Yes, I would.

Appointment of official valuers.

37,725. By whom would the official valuer be appointed; that is, the valuer to assess this compensation?—I have never studied that, but I think the county council could do that.

37,726. Would you have this valuer appointed by the Board of Agriculture, or by the county council, or by the district council?—I should think the county council perhaps would know better than anybody else; they know the local men.

37,727. Is that what you meant by a government official?—I meant it in that way. I should say some competent man in the district.

37,728. He should be appointed by some local authority?—Yes.

37,729. By whom should he be paid?—I think he ought to be paid by the tenants; I do not see why he should be paid by the Government—let the incoming and outgoing tenants pay him.

37,730. By the parties who are privy to the transaction?—Yes, the same as in any other valuation.

37,731. Would you have a fixed scale of charges for these men?—Yes.

37,732. (*Mr. Elton.*) You have again used the word "Government," but you mean that the valuer should be appointed by a local authority?—I do not mean, of course, that he should be appointed direct from the Government. We want some department who would know whom to appoint.

Effect of depreciation of silver.

37,733. (*Mr. Everett.*) You have referred to the silver question in your evidence; have you paid any attention to that particular question?—I think it is evident that the Indian, who, for instance, pays his wages in silver which has depreciated 50 per cent., can sell his wheat cheaper than we can, because he gets almost double the value over here.

37,734. He can sell it for less gold here?—Yes.

37,735. And get the same amount of silver home?—Yes. With the paper money in Argentina it is just the same, and with Russia, I believe, it is just the same as India.

Size of farms in Cornwall.

37,736. (*Mr. Elton.*) I suppose there is no other farm in your locality as big as yours?—There are some nearly as large as mine.

37,737. You heard what the previous witness said—he supposed 600 acres would be the biggest farm in Cornwall?—There are several large farms in our district; mine is, perhaps, larger than most farms in Cornwall.

"Common lands."

37,738. About the moors, you said they had been previously in corn, but now they were turned into commons; do you think that is really so?—Yes, you can see the old ridges where they were ploughed. They were ploughed in the French war, and then let go back when the price of wheat went down.

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37,739. Were they ploughed in large tracts or only small; in takes of seven acres here, and seven acres there?—Some were of as much as 1,000 acres in one place, and some were very small pieces. You can see the remains of the fences now, which were all pulled down after the French war.

37,740. They were actually thrown into commons again?—Yes.

37,741. Are they what is generally called commons, or are they used by several of the farmers around in common?—Each farmer around has a right to turn cattle on to it—bullocks, sheep, horses, and whatever he likes.

37,742. Do you consider them to be what we ordinarily mean by commons, or do you think they were enclosed lands which have come to be treated as if they were such; were they the commons of the parishes?—You see it is a large tract of land running up between many parishes; it may be 10 parishes that surround it, or 20, and they still belong to the lord of the manor. No doubt once all the farms also belonged to the lord of the manor, but they have been sold.

37,743. They agreed to take crops off them in the time of the French war?—Some of the land was tilled by the lord of the manor, and some by leaseholders.

37,744. And now they have gone back to commons again?—Yes. At one time, we will say ten years ago, when wool was at a good price, they were valuable, but now they are worth very little. There are men in that district always wanting some of the land; I mean working men.

37,745. You know the prevalent feeling is against the enclosure of commons, and that a Parliamentary Committee would have to consent before it could be done?—Yes; but here are thousands of acres lying dormant, which are worth improving.

37,746. Are you aware that there has been a great movement against the enclosing of any of these lands?—I do not think many would object to this. You can drive for 20 miles over them.

37,747. Are you aware that there is, or was, a portion of the Government, of Parliament, and of the nation, who objected to any of these things being touched?—Yes.

Sale by live weight.

37,748. About the sale by live weight you appear to agree with the honourable member who asked you the question, that it could be only the buyer who objected to the sale by live weight?—Yes, as a rule.

37,749. Did you never know farmers who had stock to sell, objecting to sell by live weight, on the ground that they would be more likely to know what was inside the animal, and the way it was packed, than the person who was buying from them?—No, it has not been much tried.

37,750. Have you found any difference between the live weight and the dead weight of animals?—It is not often we have the chance of weighing the carcase.

37,751. Have you studied it—you know it is done in France?—I have a machine of my own and I always weigh my own.

37,752. You can know what the live weight is, because there is, or ought to be, a weighbridge at every market?—In our district as yet they have not been generally erected.

37,753. You know the Act makes it necessary?—Yes.

37,754. Sir Thomas Acland's Act?—Yes, it is evaded in our district, and I do not know of one public weighbridge for cattle in the district.

37,755. (*Sir Nigel Kingscote.*) Are there many Chambers of Agriculture or Farmers' Agricultural Associations in Cornwall?—Not so many; they have gone down to a great extent.

37,756. You do not have meetings for the sake of discussing these questions?—We do occasionally, but very seldom.

37,757. Do you think what you have said here to-day would be generally acceptable as the opinion of tenant farmers in Cornwall?—Yes, I think so. We have our public dinners, of course; market dinners; where these things are discussed.

37,758. You discuss these matters, then?—Yes.

The witness withdrew.

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Mr. THOMAS LATHAM called and examined.

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His own farms.

37,759. (*Sir Nigel Kingscote.*) I believe you are a tenant farmer, both in Berkshire and in Oxfordshire?—Yes.

37,760. I will take Berkshire first; what is your holding in that county?—I hold 516 acres in Little Wittenham and 146 in Long Wittenham.

37,761. Are those two holdings contiguous?—They adjoin, but they are not under the same landlord.

37,762. Of the 516 acres I see 120 are grass, and 396 arable?—Yes, that is as near as I could do it in a rough way.

37,763. What is the nature of those 516 acres; are they heavy?—They are divided into thirds, as I have stated in my brief.

37,764. Is one third heavy clay, with a clay subsoil?—Yes.

37,765. Is another third heavy land with a chalk subsoil?—Yes.

37,766. Is the other third loam on greensand?—Yes.

37,767. As regards the grass, is about half of it Thames meadow; one quarter top land loam, and the other quarter heavy clay?—Yes.

37,768. What was the rent in 1873?—This is a farm which has been in our family ever since 1809. The rent in 1873, which is the time I have taken my statistics from, was 840*l.*, and 276*l.* tithe, which was all paid by the tenant.

37,769. When did you come into occupation?—In 1873.

37,770. You paid 840*l.* rent, and 276*l.* tithe?—Yes.

37,771. What has been the reduction in the rent up to the present time?—I have been farming under an excellent landlord, and he has been exceedingly kind to me. It has gradually been reduced from that rent down to the present time. I had better say that I have just retaken this farm—in 1893—for 500*l.* a year, and the landlord pays the tithe.

37,772. Have you held it on a yearly tenancy, or on a lease?—I have always had it as a yearly tenancy with two years' notice.

37,773. Is that the nature of your new holding?—Yes. To that I might add that he has given up 100 acres of his woodlands to me, and the whole of the shooting, for which I pay an extra 50*l.* a year altogether.

37,774. Then in addition to the farm you have got 100 acres of woodland, and the shooting——?—Of the whole estate.

37,775. And you pay for that 50*l.* a year?—I do.

37,776. So that means you now get the whole of the farm and the woodland for 550*l.*?—Yes, tithe free.

37,777. In another parish called Long Wittenham, what do you hold?—In that parish I farm 146 acres of land. I would like to say at once to this Commission that there I am an unfortunate tenant under Jabez Spencer Balfour, and I feel very strongly about the way in which I have been treated in consequence, and I shall have more to say about that presently. That land is part of his holding. It was previously a farm belonging to my father, my brother sold it, and Mr. Balfour bought it. We have farmed that farm for 50 years. That previously was rented at about 48*s.* an acre; now my rent there is 1*l.* and no tithe.

37,778. Did you ever pay tithe there?—Never; there never was any tithe on it.

37,779. In 1873 did you pay 48*s.* an acre?—No, it was my father's at the time, but it stood in the rate books at 48*s.* an acre, as assessed by the Assessment Committee.

37,780. Now you are paying 1*l.* an acre?—Yes.

37,781. What is the nature of the soil of that farm?—All our land running by the side of the Thames is loam on the green sand.

37,782. Then you are farming in Oxfordshire?—Yes, I farm in Oxfordshire 500 acres, principally under the same man, Mr. Balfour.

37,783. Is this contiguous to the other?—It does not adjoin.

37,784. Is it close by?—It is a very little way across: it is about about a mile across.

37,785. Of that 500 acres, 120 is pasture, and 380 arable, I think?—Yes.

37,786. What is the nature of that?—That is very much the same kind of land, loam on the green sand, and a little clay under it, but not much.

37,787. What is the rent per acre?—1*l.* per acre.

37,788. Any tithe?—No tithe.

37,789. What was the rent in 1873?—That was about 46*s.* as near as I can get at it.

37,790. Then you have another farm in Oxfordshire—Bishop's Court, I think?—Dorchester, Oxon.; that is my own.

37,791. Your own freehold?—My own freehold.

37,792. What was that rated at in 1873?—As high as 58*s.* an acre.

37,793. What is it rated at now?—30*s.*

37,794. Any tithe?—Very little.

37,795. What is the nature of the soil there?—That is a very rich loam on the green sand again.

37,796. Any meadow?—Yes, there are nearly 100 acres of meadow.

37,797. Nearly a third of it Thames meadow?—Yes.

37,798. Having been so largely engaged in farming these three occupations—your own freehold, and the other two occupations—may I ask you what, in your opinion, and according to your experience, has been the effect of agricultural depression—perhaps we will take first of all, the effect upon the landlords?—I consider that the landlords have suffered to the tune of 50 per cent. at the least.

Reduction of rents.

37,799. Do you think that their rents have been reduced to that?—I am chairman of the Assessment Committee, and I have a good opportunity of telling. As far as the Wallingford Union is concerned, I think the result there is from 35 to 50 per cent.; it is more in other cases.

Diminution of tenants' capital.

37,800. What has been the effect of the depression upon tenants, have they lost their capital?—The effect upon them has been almost absolute ruin. They have been paying their rents out of capital for such a length of time, that they are very much reduced in their mode and method of farming, and in their capacity of farming.

Deterioration in cultivation.

37,801. Do you think, therefore, that the land itself has suffered any deterioration of cultivation?—Yes, very seriously. One of the most serious things we are suffering from at the present time is the deterioration of the production of the soil.

37,802. Do you think that that in your district is pretty nearly universal?—It is very universal.

Condition labourers.

37,803. What is the effect upon the labourer; has he felt it as much?—We live in a district where we have a good supply of labour. All through the best time of the year employment is very good, but all through the winter time we have a great many men who are out of employ: but I quite agree with Mr. Collins, the previous witness, that they are not very useful.

37,804. Do you think the actual labour itself has deteriorated?—No, I think where men have had good masters they are pretty good now. I wish I could think it was not the other way, but I do think the masters have deteriorated, and not the men.

37,805. Do the men earn the same wages as they used to earn?—They are earning them in such a very different way. All through the winter time in my early days, the labourers were always on piece-work, and earning much larger wages than they do at the present time; now the system is altered, all the threshing by the machine and piece-work is comparatively done away with in the winter. All through the summer, I think, the men do earn as much as they used to earn, except during the harvest month; when the machinery, generally speaking, does not give the men as good a chance of earning high wages, as they used to have.

37,806. Do you think their position is better than it was?—Their spending power is much greater.

37,807. They live more comfortably and better?—Yes.

37,808. And clothe themselves better?—Yes, certainly.

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37,809. Educate their children better?—Yes, certainly.

37,810. And cheaper?—It does not cost them anything.

Cottage accommodation.

37,811. How is the cottage accommodation?—Most of the cottage accommodation in our district is very good. We have on two or three estates—on almost all the estates I am interested in—rather an excellent idea. We give every man with his cottage a rood of ground and the men value it very much. That, of course, does away with the idea of their having this craving for land. I have got a great difficulty in my old home at Little Wittenham to get our men to take land at all. We always give them little allotments in the spring to plant potatoes, and we do, as the last witness said, cultivate the allotment, and manure it, and do everything to it, but find the seed and plant it for them. But with their large gardens, they do not care much for the allotments.

37,812. In fact, the agricultural labourer does not want more than a plot of ground, on which to grow his potatoes and green stuff; he does not want to cultivate corn?—Certainly not, but they value this rood of ground because it is so close to them; it is attached to the cottages.

Small holdings.

37,813. Are there any small holdings about you?—Very few, and miserably done.

37,814. Do you think that the small holder cultivates his ground better than the large owner?—If you mean a small holder with just about an acre, or a little more, I think that man does do it fairly.

37,815. He is probably doing something else?—I was going to make that same remark. But when you come to the small holders of from 70 to 80 acres of land, they are not at all prosperous with us.

37,816. Are there any small holdings about you on which a man who does no other work can live and bring up his family?—Certainly, there are a few, but very few.

Decrease in agricultural population.

37,817. Has the agricultural population decreased with you?—To a very small extent. The migration has almost entirely stopped.

37,818. Do the young men go away into the towns?—Not to any great extent, but they do go to the towns.

Burdens on land.

37,819. What have you to say with regard to taxation, and the charges on land?—I think the land is made to bear taxes which are most unfair. The returns from the land have gone back from 30 to 40 per cent., but I think the taxation has increased.

37,820. You really think taxation has increased?—Yes, certainly.

37,821. Can you show us that by statistics?—I wish to be rather explicit on that point, because if you take the poor rates, the highway rates, and several things that may be fairly taken, I find that our rates in 1873——

37,822. (*Mr. Dalton.*) Which union?—In Wallingford principally—were from 5*s.* 6*d.* to 5*s.* 9*d.* in the pound, and they are now only 3*s.*

37,823. (*Sir Nigel Kingscote.*) That is a reduction?—That is a great reduction, but, on the other hand, these school expenses, and other things, are very large indeed.

37,824. Have you a school board?—No, we have not one at present, but we are threatened with one in three or four places, and every day we are expecting it to be put on.

37,825. As a matter of fact, can you give us the figures showing that you are paying more for taxes than you did 10 years ago?—No, I cannot; I have not figures by me by which I can show that.

37,826. Do you feel sure that you are?—If I take the diminished rents and all things into consideration, I find I am very seriously paying less, but if I take the taxes alone, I think we are paying more.

37,827. (*Mr. Dalton.*) But the rate in the £ has gone from 5*s.* 6*d.* down to 3*s.*?—Yes.

37,828. And I suppose your assessment has gone down too?—I ought to explain that in this union we have a very large contribution from the railways.

37,829. You get nearly one-third paid by the railways, do you not?—Our rates would be very much more, if it were not for that.

37,830 Your taxation does not all fall upon the land, for a third of it is paid by the railways?—Yes, no doubt that is so.

37,831. (*Sir Nigel Kingscote.*) What is the land tax in your district?—The land tax in our district is very high, and it is a very unfair rate. I contend that under the altered circumstances of the land, we have no business to pay a land tax at all.

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Land tax.

37,832. You think the land ought not to pay a land tax?—I think the land has been swept of all its fair profit; and surely we cannot expect the land to pay more all the time.

Compensation for disturbance under Agricultural Holdings Act.

37,833. Now what have you to say as regards the Agricultural Holdings Act?—I am one of the members of the Committee of the Central Chamber of Agriculture which sat upon that subject, and I have expressed my views very strongly upon one particular point on which everyone does not agree with me. I have put forward that I think the strongest point in the Agricultural Holdings Act, which we want to see remedied, is the compensation for unfair disturbance. I have farmed this amount of land for a great number of years, and I always farm every acre of land I occupy, exactly as though it were my own; I always make an agreement with my landlord that I shall do so. What I mean to say is that I make a sort of agreement of my own, I enter it always as a yearly tenant, but I always have two years' notice to quit, and I farm it exactly as I like in any shape or way, and I should not be much ashamed to show my farm against almost anyone. But unfortunately for me, this gentleman I have named, Mr. Balfour, has become a bankrupt, the land has got into the hands of the official receiver, and the property has been put up for sale. They had no option, I believe, but to give me notice to quit, and I feel it very hard indeed, that having farmed this farm for a considerable number of years—I took it in the most dreadful state of repair, and I have spent thousands upon it—that I am compelled to leave it without any reasonable chance of getting any compensation for my forced removal. Almost in all agreements that I have known anything about—and I have had some experience—there is a clause put in giving landlords a call on their tenants if they go bankrupt. That is a very fair clause I am quite willing to admit, but whether the owner goes bankrupt, or whether he dies, and his family behave badly to the tenant, I think there should be some very strong clause in an Act of Parliament, that would give the tenant compensation for unfair disturbance—such disturbance as it is almost impossible for him to prejudge or foresee. If you wish the land to produce what I maintain it ought to produce, if the land is to be farmed to the very best possible extent, and the greatest possible amount is to be got out of it, tenants must be placed in that absolutely secure position, which I am sorry to say at the present time they are not.

Compensation for improvements.

37,834. That is you would give compensation for the improvement of the farm?—Certainly, I would for this very reason, there may be some cases where men may have made businesses such as large milk-walks, and all that sort of thing. I think under those circumstances it is easy to judge that sort of thing. But where a man has farmed a large tract of land, like we have at the present time, although we may fancy we have got a fair chance of recouping ourselves by this two years' notice, down comes the notice all at once upon you.

37,835. Would you compel the landlord then to give compensation or rather to purchase the goodwill, in the illustration you have given of a milk-walk, whether he liked it or not?—I think if a tenant has got together a large trade, and he is moved away, as he cannot carry that trade with him, for he may have possibly been living close to the town, and he has made a business there which he cannot take away—he should have some compensation for that; because whoever comes into the farm, in all probability would have the chance of taking up his milk-walk, that is of taking up a large business, which would be very easy to work once it is started.

37,836. And you think that ought to be done by an amendment to the Agricultural Holdings Act?—I have tried very hard indeed to get an amendment proposed to that effect.

Duties on foreign produce.

37,837. As regards foreign production do you think that it ought to contribute towards the taxation of the country?—Most certainly I do. I think it is one of the weak places in our agricultural life at the present time to walk about as we do, and see all this foreign meat in the different markets, most of it sold to our agricultural labourers at the present time as English meat, and no possible way of getting anything out of it. To illustrate what I should like to say on that point, I would

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mention that I had the opportunity last week of going through a large bacon factory at Chippenham, where every bit of the meat is branded. I never saw anything more beautifully done in my life; and surely if our English manufactures can be branded in our own country and shown—for they are proud to show that it comes from the factory of Chippenham—it would not be such a very hard matter to brand the meat, and show where it comes from abroad.

37,838. Would you tax it as well as brand it?—I would certainly tax it as well as brand it. I would make it contribute towards this taxation which we all feel is excessive.

37,839. Would you tax products of all kinds?—Of all kinds.

37,840. Corn and grain of all sorts?—Yes.

State loans for conversion of arable land to pasture.

37,841. Going to another point, would you like to see State loans granted, so as to help the tenant, or the landlord, or both?—I am almost afraid it will very soon be a case of helping the landlord, if the depreciation goes on as it has done up to the present time. I think if the arable lands are to be turned, as they must be turned, into grass lands, and if it is to be for the benefit of the country generally—it certainly will not be at the onset for the benefit of the individuals—there should be somebody in the country to start these things.

37,842. Do you think that is the only hope for the agricultural community to turn all arable lands into pasture?—Certainly; every acre of corn grown at the present time is grown at a loss.

37,843. Is there not a great deal of land that will hardly turn into pasture?—I think that is quite right. I think there is a certain amount of land at the present time—and I have some which I have probably described—that is purely wheat-growing land, and nothing else; but where you can only grow wheat at a loss you must give it up. Every acre of wheat that I have grown the last two or three years I have lost money on.

37,844. Would you grant State loans to enable landlords and tenants to carry this out?—Yes, we cannot work this separately. I should like to state that I have been very much interested the last few years in the work of the dairy schools under the technical education scheme. We have now got hundreds of young ladies perfectly competent to make butter, and in many instances to make cheese, and if we could get factories started it would be another means perhaps of holding the industry together.

Compensation for unfair disturbance.

37,845. (*Mr. Chaplin.*) I just want to ask you one or two questions with regard to the point that you raised so strongly about compensation for unfair disturbance. You hold that opinion I suppose very strongly, after what has occurred in connexion with Mr. Jabez Balfour's farm?—Yes; but it is an opinion I held for many years before it was so well applied to myself.

37,846. But probably that has had the effect of opening your eyes?—That has opened my eyes very much indeed. I thought the man a millionaire one day, and he was a bankrupt the next.

37,847. What agreement did you hold under?—None.

37,848. I mean on what terms did you hold this farm of Mr. Jabez Balfour; did you hold it under the Agricultural Holdings Act?—No; I never have any agreement. I farm exactly as I like until the last two years when one or the other gives notice. Then I am tied down to the five-year course; but up till then I sell everything I can, and I treat it exactly as my own.

37,849. Do you say that you get no compensation on leaving?—No; nothing.

37,850. Surely you could claim it under the Act?—Of course that is a legal question, and I do not wish to give an opinion on it.

37,851. But it makes it rather important, because I suppose you would hardly hold the same strong view about compensation for disturbance if full compensation for all your improvements was assured to you?—You know—for we sat on the same committee—that I expressed the same opinion then that I express now, that under the conditions under which I hold all my land—I take it, as I have said, from my landlord at a yearly tenancy with two years' notice—I have no restrictions in buying or selling or farming in any shape or way. But the moment he gives me notice or I give him notice, we are bound to a five years' course as to how I am to leave; and I am rather afraid, although I am not a lawyer, that I have not much hope or help from the Agricultural Holdings Act.

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37,852. That would not be my opinion according to my reading of the Act. I am under the impression that unless you have a substituted agreement giving an equivalent compensation you could get all the compensation that the Act provides; but you are not sure upon that point?—I am not sure of it, and I think our chairman, Mr. Lipscomb, said to you at the time we were discussing this, "I have a sort of model for myself."

37,853. You have never taken a legal opinion?—No, I have not taken a legal opinion, but I shall before I leave.

Compensation for high farming.

37,854. If you ascertain that you are by the existing law assured full compensation—and I apprehend in your case with a farm in the condition that yours is in you would not be likely to suffer much from a counterclaim—if that were so would that modify your view as regards the other point?—No, I think not, because we inserted a clause, if you recollect, that we should have fuller compensation for continuous good farming; and that is not the law at the present day.

37,855. That is held, I believe, to be rather a moot point?—I say I am not a lawyer, and I do not profess to interpret the Act.

Compensation for improvements and disturbance.

37,856. I want to have one thing quite cleared up; you have put before the Commission that a farmer might have created a business like a milk-walk, and that he should be compensated for it upon leaving, because the next tenant would probably succeed to his business?—Why I made that remark was that I feel very strongly that we must convert a great deal of this arable land into pasture, and that if we endeavour to teach the whole of the population to make butter and milk in the way that I mentioned just now the Technical Education Scheme has been carried out in our two counties, and if a man turns a great deal of his attention to that sort of thing and starts a large milk-walk close to him, which makes his farm more valuable, then I think he is creating an industry for which he is entitled to full compensation if he is capriciously disturbed.

37,857. I can quite understand that it might be more valuable as long as the farmer, who was a good man of business, and who had created it, remained there; but it might be possible that his successor was incapable of conducting the business in a profitable manner; would it not be rather hard, under those circumstances, to compel the landlord to pay compensation for a business which was no longer profitable; does that not strike you as being rather a difficulty?—I agree. I think we agreed on this committee that there was a difficulty on this particular point. But if we are to encourage farmers to do the very best they can by their country, to get the greatest amount of gain out of the soil, they must have some sort of security for their knowledge, and their brains, and their money, and their industry, or else I think we must, under the altered circumstances of the case, give it up.

37,858. From what you have told the Commission it is quite evident that you spend a great deal of money on your farms and that you put a great deal of capital into them without any legal agreement giving you compensation as far as you are aware; and I can quite understand that under those circumstances you naturally expect to have some means of getting compensation?—Yes, of course.

37,859. That you propose to get by this system of compensation for disturbance; but what I want to arrive at is this: If you were assured that under the existing law, or under any amendment of the law, you would get full compensation for all your outlay, the benefit of which you have been deprived of reaping, would that not be sufficient, in your estimation, to meet the difficulty?—Not exactly so, I think. The different amended clauses we have sent up to this Commission will show that we have made several additions; but this particular point does not form a part of our recommendations. We were in a minority in the committee. But I feel very strongly on the point, and I always thought that if I came here I would mention it again. If the whole of the recommendations of the committee were adopted by Parliament I am not so sure that I should be so strong on this particular point.

37,860. That is exactly what I am trying to arrive at—that if you could be assured that under an amended

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law you would get full and fair compensation for all your outlay, then you would not attach so much importance to getting compensation in this particular way as compensation for disturbance. In fact, the one would to some extent take the place of the other?—The wording of our committee's suggested amendment is so very different to the wording of the Act, that I do think that it removes a difficulty under which at the present time I feel placed.

Effect of abandonment of wheat growing.

37,861. With regard to what you told us just now, that every acre of corn was grown at a loss on your own farm, and that on your own farm you had a certain amount of land that would grow wheat and nothing else, if you are obliged to abandon the wheat growing what will happen to that land?—I think it must go down to its natural state.

37,862. And become practically worthless?—Yes.

Land out of cultivation and unoccupied.

37,863. And cease to employ any labour?—Certainly. There was just one question that was not put to me when I began, and that is about the altered position since 1873, and its effect upon agriculture. I am afraid that we are getting a very large quantity of land that is coming to that sort of thing in Berkshire. I speak for North Berks and South Oxon pretty much. Some of our North Berkshire lands are continuous to the Ilsley Downs, and is land not easily cultivated, and lies a long way from different railway stations. I think virtually—and before very long—it will become absolutely useless.

37,864. (*Sir Nigel Kingscote.*) I suppose that is land that was broken up some 30 years ago?—It is land that you know of in going down to Lambourne to the small holdings there. It is land of very small value, and I think you know a little bit about it yourself. I am afraid the altered position of the landlord in those districts will be very severe, and that there will be a very large amount of that land not cultivated; indeed it is not cultivated now.

37,865. (*Mr. Chaplin.*) If things continue as they are doing at present you are apprehensive that there will be a very large extent of land of this description?—Very.

37,866. When you say that, can you give us any rough idea of it at all; in Essex, for instance, we hear that there are 60,000 acres of land in one district in that condition?—I am not prepared to give statistics on which I should like to speak without being more perfect; but, still, I know there is a very large quantity of this land which is falling into the owners' hands, and I know very well that it cannot be occupied and will not be occupied.

37,867. That is, I suppose, entirely owing to the low price of the produce?—It is entirely owing to the low return from the soil. At the most these lands could only be down lands if they could be turned back into pastures. They are large wild ranges; they are a very long way from a railway station, very hilly and bad of access. I think it is a most serious thing for our part of the country.

37,868. In prosperous times what did that class of land grow. Was it used for sheep farms?—This kind of land has produced some of the very best sheep in the county. I do not think there is another fair in England where such good sheep, and such a large number of sheep, are turned into money as at the Ilsley fair.

37,869. Would it grow first-rate turnips?—Yes, and very fair barley and some wheat—seven sacks of wheat.

37,870. Good malting barley?—Not what you would term good, useful barley.

37,871. At all events, it grew first-rate turnips, sheep, fair barley, and wheat too?—Yes.

37,872. And all that class of land which at a certain price for the produce produced those articles you have named, and employed a great quantity of labour, in your estimation is going to become absolutely useless?—Perfectly so, beyond any doubt.

37,873. The only thing, I gather, to remedy that is some improvement in the prices of the produce?—That is virtually the only answer I can give, that we must have a better return from the soil.

Changes in system of cultivation.

37,874. (*Mr. Everett.*) I understand you have been farming good land with unlimited capital and wide liberty of action; have you been able to find methods which, in your judgment, have been better than the ordinary methods of the districts in which your farms are?—No, certainly not.

37,875. You have not been able to find other courses of cropping which are substantially better?—I would like to say that I have grown potatoes very largely where corn has been grown previously. I handed all my returns in to the assistant commissioner that we had down to us, and I hardly took them so carefully out for coming before you. I began growing potatoes in 1882, and my first return was about 11*l.* an acre, when the corn was making 9*l.* I have worked it up to 18*l.*, 20*l.*, 21*l.*, 18*l.*, and 21*l.* an acre in successive years. Of course, last year was a very bad year for potatoes, and they went back to 12*l.* again; I think they will make about 16*l.* an acre this year. Last year was the worst year almost that we ever knew, and this year is inclined to be rather a dear year for potatoes, as we cannot all grow potatoes, that is certain. Indeed, this very land, that I have been speaking of before, is not potato land at all; it would not cultivate potatoes at all.

Assessments to local rates.

37,876. (*Mr. Dalton.*) When your rent is reduced do you get a reduction in the assessment?—Yes, certainly.

37,877. Do you go by rent in the Wallingford Union to a great extent?—We go by rent in this way—if we find farms held from father to son in favourable circumstances, we do not take that sort of thing as a guide; but as a rule we make the rent our basis.

37,878. I think in 1873 your rates in the Wallingford Union were 5*s.* 6*d.* in the £?—I think that was it.

37,879. Can you give the precise figures now?—I went through them last evening, and I think they are just over half-a-crown.

37,880. Which is the heaviest, the poor rate, the highway rate, or the county rate?—The poor rate covers everything with us.

37,881. Are you sure that it is as high as half-a-crown?—Yes, but the poor rate covers everything—that includes highway rate, county rate, and everything.

37,882. The school board rate?—We have no school boards, we are threatened with them.

37,883. Is it exactly 2*s.* 6*d.* a year?—I think it is just over 2*s.* 6*d.*, but it is under 2*s.* 9*d.*

37,884. It has gone down from 5*s.* 6*d.* to 2*s.* 6*d.*?—Yes.

37,885. Your assessment has also gone down very considerably, I presume?—Yes, something wonderful.

37,886. Therefore you must be paying less than a fourth of the rates now that you were. Supposing your assessment has gone down one-half and the rate in the £ has gone down more than one-half, you must be paying in rates for your farm about a fourth of what you were formerly paying?—I am also a member of the Berkshire County Council since they commenced, and we speak very highly of the County Council work. We reckon (and I do not mind how widely this is known) that we have saved the ratepayers of our county as nearly as possible 6*d.* in the £ since the Council has been started. Of course, that helps us very considerably when we speak of it all coming through the poor rate. We have about 12,000*l.* a year for our union officers; we pay about 20,000*l.* a year towards the main roads, all out of these rates, and altogether Berkshire is one of the counties which is perfectly well satisfied with the financial administration of the Council.

37,887. But the result has been that you pay about a fourth for rates of what you did in 1873?—I know our rates are very much diminished in that way. When I speak of the unfair taxation and charges on the land I mean that we have got so many men who live on the land who pay nothing whatever towards it.

Traction engines and maintenance of roads.

37,888. What kind of men are they?—The brewers to begin with. I know my friend, Mr. Little, will forgive me for speaking of this matter, but the first time I met him I was very sore against the brewers, who use our roads very seriously, and do not contribute a penny piece towards them. What is more iniquitous to my mind is that we have at certain periods of the year—we have had a great deal of trouble over it this year—round-abouts and traction engines running over the roads, which never pay one penny piece towards the roads. We had a system in our county which I have just got altered, that if the traction engine were a light-power engine we would charge nothing on that, but we have now put a small 3*l.* license on.

37,889. You have the power to put a license on these engines, have you not?—Yes. These sort of men are ruining us. We have kept our roads up very excellently at the present time, and I believe they will make

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a very serious difference to the depreciation of the road. They have no right, to my mind, to be there without paying. These men earn no end of money. One of these traction engines will draw eight coaches and another seven; they draw them to our different fairs and they take 100*l.* a night out of our working classes, and they do not pay one single penny piece towards the taxation for the roads.

37,890. Still you can charge them for a license?—A very small sum.

37,891. You do not charge up to the amount that you may?—No. Our license is 10*l.*, and they make out that they cannot pay that. The brewers take an enormous quantity of beer round the villages, and they use the roads as much as anyone possibly can. It is the same with the millers. I do think there should be some alteration in the law here.

Assessments of railways to local rates.

37,892. You have no complaint to make of the railways, have you?—Yes, I have very great complaint of the railways.

37,893. I mean as to their contributions to the rates?—They cannot help themselves.

37,894. They pay nearly a third of the rates in your union?—Yes. I should like to have an opportunity of saying a good deal on the railway rates, but as time presses I will waive that.

37,895. Do you think that they pay their full share towards the local rates?—We try very hard to make them on our Assessment Committee.

37,896. How have you managed to get their assessment so high; did you have to fight them?—I must say no. We have always gone on our own valuations up to two years ago, when we thought it prudent to employ a firm of London valuers—Messrs. Castle, I think—and they increased it very much indeed. Now we are just going on the double system.

37,897. Did the railway assent, or did you have to go to law?—They have always assented; we have never had any difficulty with them whatever.

37,898. Then they are not over assessed at the present time, I should suppose?—I should take that certainly for granted.

Land Tax.

37,899. What is the land tax in your union?—It is very high. I cannot possibly tell you what it is, but we feel it to be a sore grievance.

Tithe rent-charge.

37,900. Is the tithe high too?—The tithe is very high so high that I can assure you, gentlemen, I own tithe in my own parish at the present minute which is 15*s.* an acre.

37,901. (*Mr. Little.*) Now?—Now.

37,902. Is it possible?—Yes, I am speaking of the commutation.

37,903. (*Mr. Dalton.*) Is it 15*s.* by the commutation?—Twenty-five per cent. of that.

37,904. It would be nearly 11*s.* then; what is the rent?—The rent is 30*s.* an acre; that is part of my own farm.

37,905. What is the land tax?—I cannot possibly tell you.

37,906. The tithe and the land tax are evidently very much more serious in your district than the local rates?—Land tax was felt a very great grievance for many years, I know, but I could not answer the question off-hand.

37,907. Your total local rates are only 2*s.* 6*d.* in the £ now?—We do not complain of our local rates at all. By judicious management in our union, we have reduced our assessment to something like 82,000*l.* in the last 20 years.

37,908. The burdens really that are pressing upon the land in your district are the tithe and the land tax?—I have no doubt about that.

37,909. (*Lord Rendel.*) In 1873, on your Berkshire farm of 516 acres I think you said the tithe was 276*l.*?—Yes, that was not the commutation. It was just about 25 per cent. over then, or something like that, for it was very seriously over par then.

37,910. (*Mr. Little.*) That is under 15*s.*, of course, but it may not be all titheable?—That did not apply to that particular land, the 15*s.* an acre is for Dorchester.

Assessment to local rates.

37,911. You said just now that you did not complain of the local rates, but I understood you before to object to the principle of levying these local rates upon land and real property only?—So I do very much indeed.

37,912. You do not base that objection on the ground that the rates have increased?—No.

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37,913. But that they are unfair?—Unfair.

37,914. They have decreased very much with you but perhaps you would consider your union a very special one?—Yes.

37,915. A very exceptional one?—I should, because we have only got to go across the border where I think they are pretty nearly 6*s.* in the £.

37,916. (*Mr. Dalton.*) Are you referring to a rural parish?—Yes; I think you will find Henley is between 5*s.* and 6*s.* in the £.

37,917. You mean the urban rates, not Henley district—Henley is a borough?—No, I mean the Henley rural district. I happen to have very good means of knowing.

37,918. (*Mr. Little.*) The large development of the railway has relieved your land very considerably?—Yes.

37,919. In rural parishes generally there would be no such assistance would there?—The rates are gone down; you cannot get away from that fact.

Position of agricultural labourer.

37,920. I presume that the position of the agricultural labourer has improved, and that that naturally would account for a decrease in the rates?—Yes.

37,921. If the farmer pays as much for labour as ever he did, and the money that he pays enables the labourer to live in greater comfort, and he does not become so pauperised, the farmer is quite entitled to any reduction of rates that may come to him from that cause?—Certainly; where there is no out-door relief there is not much pauperism.

Contributions to cost of maintenance of roads.

37,922. When I first saw you—you have alluded to that time—you were smarting under a grievance arising from the abolition of the turnpike tolls?—Yes.

37,923. That had placed upon you a very heavy charge?—Very.

37,924. That grievance has been removed by the main road system, has it not?—Yes.

37,925. You, individually, have been relieved of the burden by making the main roads a charge upon the county and by getting a subvention from the Government?—Yes.

37,926. Still you complain of the injustice of those who use the roads so much not contributing to the cost of maintenance?—Yes. Only about the night before last I think we had seven bakers' carts come from the towns around into our little village where we have four bakers baking. Now, those men do not contribute one penny piece towards our roads, though they run over every inch of them.

Compensation for high farming.

37,927. Upon the subject that Mr. Chaplin was asking you about, namely continuous good farming, have you studied the Agricultural Holdings Act?—So well that I could almost repeat it a little while ago.

37,928. Do you find in it any limit of time as to which compensation should be restricted?—I think it has gone very much to two years.

37,929. Is there in the Act itself anything which would prevent an arbitrator, or a referee or an umpire from giving compensation for continuous good farming?—I almost think I must say yes, but I am not clear on the point, I know that it is a disputed point.

37,930. Is not the only limitation of time with regard to a landlord's claim in respect of waste?—Are you talking of the counter-claim?

37,931. Yes, he cannot go back further than four years?—That is so.

37,932. Is there any limit of time with regard to tenants? I am not speaking about improvements under the first and second parts, which are by consent?—You are speaking of the compensation for manures?

37,933. Yes?—Two years, I believe it is.

37,934. I am not aware of it?—I have known instances where the valuers have rather gone behind the Act to give a little more for continuous good farming.

Compensation for disturbance.

37,935. (*Mr. Clay.*) Regarding the amenity, you consider that if you were put out of a farm you should get some allowance?—Yes.

37,936. The reason is that you have really built up a business and you have made it into a position that has given it value?—Yes.

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37,937. And whoever comes after you will profit by the industry and intelligence with which you have increased the value thereof, but which the Act does not recognise?—Yes.

37,938. So you think that you should really, like other persons have the good-will allowed you?—Yes.

37,939. That is what you would call the amenity?—Yes.

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The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Sixty-ninth Day.

Friday, 7th December 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

The Right Hon. Baron Rendel.
The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., Alan Mackinnon, Esq., *Assistant Secretaries.*

Mr. Thomas Henry Elliott recalled and further examined.

(For previous evidence *see* page 100.)

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37,940. (*Mr. Chaplin*). When you were describing the work of the Intelligence Department of the Board to us, you told us that you require better information on all agricultural matters, both at home and abroad; is that so?—Yes, that undoubtedly is the case.

37,941. I should like to ask you some questions with regard to agricultural matters at home first; there, I understand you to say that at present you have a very insufficient connection with, or knowledge of, the current position of agriculture?—Yes, that is the case.

Local agricultural correspondents.

37,942. If I understood you aright what you rather wish for, what you look forward to is having correspondents in each locality?—Yes, we should like to have agricultural correspondents in each locality from whom we could receive periodical information as to the position and prospects in the localities.

37,943. I asked you some questions the other day about the inspectors under the department who are attached to the Board in a certain way. It is the case with regard to those inspectors, I understand, that they are all of them more or less eminent in agriculture, and among the foremost agriculturists in each county, are they not?—Yes, that is so; they form an exceedingly valuable, but at the same time a limited, body of referees.

37,944. What alteration would be required to make these inspectors thoroughly effective for the purpose that you have in view?—I scarcely think the present inspectors would be able to act in quite the manner that we would wish, except at a very considerable cost; but we should certainly use them for some purposes. The essence of any arrangement would be that we should come to a distinct understanding with them that they were to act permanently in carrying out the instructions that we should give them; and that, of course, would mean the payment of a permanent retaining fee.

37,945. On the assumption that you were able to make a satisfactory arrangement with these different gentlemen, do I understand that probably, in your opinion, they would be very effective instruments for carrying out your object?—Yes, but I do not think there would be enough of them. I think they would form the nucleus of the staff of agents and representatives that we look forward to possessing.

37,946. You would require a greater number of local correspondents than you have in these inspectors?—Yes, I think we should require a greater number of correspondents than we have in these inspectors, and I think it would be desirable also that we should endeavour to increase the number of classes from which they are drawn.

37,947. Could you tell us anything further as to the way in which you propose to bring yourself directly in touch with every district in the country?—If we could secure representatives and correspondents of different classes in every locality in the country then I should hope that as a further step we should eventually be able to make them a link between us and the various agricultural societies and farmers' clubs. I look upon these agents as forming part of a wider organisation of the agricultural industry generally.

37,948. Your inspectors are at present, I think, taken chiefly from the class of agents and farmers?—Chiefly from the class of agents, and in some cases they are farmers of great ability and repute.

37,949. They are all of them practical men and have a practical knowledge of farming?—Undoubtedly they all of them have a practical knowledge of farming.

37,950. And a great number of them are actually tenant farmers?—I do not know the number at the moment, but some of them are tenant farmers themselves.

37,951. From what class do you propose to add to your correspondents?—I think we should want more of all classes. The present number is comparatively limited.

Land out of cultivation.

37,952. I asked you some questions the other day about land out of cultivation, and the best means of getting information about it. On that point I should like to ask you this question: Assuming that we arrive at a satisfactory definition of what is meant by land out of cultivation, would not your present inspectors, about whom we have been speaking, be just the persons who could supply us with the information required if we apply direct to them?—I should hardly like to say "Yes" absolutely to that question, because so much depends upon the information that is required. If the collection of the information involved the collection of returns from individual occupiers then I should scarcely think that the employment of those inspectors would be the best way of doing the work; but as to the conditions of agriculture in the country undoubtedly they form a very valuable means of obtaining any general opinion.

37,953. For the purpose of getting at the broad facts?—For the purpose of getting at the broad facts.

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Staff of intelligence branch.

37,954. Now with regard to foreign information, I think you told us that you receive a good deal of information already?—We receive a good deal of information already. We have a certain number of newspapers, we obtain a certain number of official publications, and we receive from time to time a certain limited number of consular reports and of reports by our diplomatic representatives abroad. But we do not feel that we are yet in possession of anything like the information as to the position and procedure in agricultural matters abroad which we ought to have.

37,955. With regard to what you do receive, is it submitted at once to examination in the Department?—It should be, but the staff of the branch is so extremely limited that it is a matter of physical impossibility that everything should be examined as fully and promptly as it ought to be examined. Undoubtedly for the proper performance of the work we require a larger staff in our Intelligence Branch.

37,956. Then with regard to the information that you receive already (I will come to the wider information that you express a desire to have later) what is required in the Board, what do you want to place the Board on a proper footing in that respect?—That is a question very much affecting our higher clerical establishment. At the present moment we are not in a position to examine as promptly and as fully as we should like the information—the publications and the other printed matter—that we do receive. We are a new department, but we hope before very long to fill up the gaps and deficiencies which exist.

37,957. It comes to this, I think from what you tell us that the staff you have is not adequate at present to enable you to turn to the best account the information you already receive?—That is so.

Agricultural attachés in foreign countries.

37,958. Then I think you told Mr. Giffen that you thought there should be a special representative of the Board abroad in certain countries; what countries should you specify?—I should hardly like to propound any very large and elaborate scheme of the kind as one to be adopted off hand. If we were actually making proposals to the Treasury, we should prefer to make an experiment in regard to one country, and possibly for a limited period, so that we might see whether we really obtained value for our money and secured information useful to agriculturists.

37,959. In making that experiment what position do you contemplate he would occupy; would he be responsible to the Foreign Office or responsible to your Department?—That is a matter for consideration between the Foreign Office, the Treasury, and ourselves. It might be desirable, for the sake of uniformity and for the sake of consistency with our other arrangements, that he should be responsible to the Foreign Office. But I have no doubt that any matter of form of that kind could be settled satisfactorily between the departments concerned. I should not like to say without consultation with other departments that it would be desirable that he should be directly responsible to us. There may be matters of official form to consider, but I do not think they would present any great difficulty.

37,960. What you want to do is to try the experiment of having an accredited agricultural representative in some foreign country?—That is the case.

37,961. The agricultural departments of various foreign countries, and of some of our colonies, I think, are already represented in this country, are they not, by accredited representatives?—Yes. There has certainly been a gradual development of special representation abroad in the case of other countries.

37,962. Can you tell us which countries they are?—The countries which are known to have official agricultural representatives abroad are France, Italy, Denmark, Norway, and the United States. To that list, which was prepared a few days ago, I may now add Germany, because it is announced to-day that the German Government have arranged for the appointment of five expert representatives in different important capitals. Victoria and New Zealand amongst our colonies have also appointed special agricultural agents in Great Britain.

Cost of Agricultural Department.

37,963. I will ask you for further information on that point directly, but before then I want to put to you just one or two questions about the general organisation and equipment of the Agricultural Department in England as compared with the department in foreign countries. In the first place, what is the annual cost of our department here?—The actual annual cost of the organisation may be taken roughly at about 50,000*l.*, but there are some deductions. I am speaking now from memory, but I think the nett cost is 46,000*l.*

37,964. A large part of that amount, I think, was already expended in other departments before the Board of Agriculture was created?—Yes; the actual increase of cost due to the creation of the Board of Agriculture, and apart from the special funds provided for cattle disease purposes, is very small indeed. I have not figures with me, but I could put before the Commission figures showing how very small the increased charge is; it is scarcely worth speaking about.

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37,965. But there has been some additional expense in connection with cattle diseases?—Yes, a considerable expenditure in connection with cattle diseases, that is, with pleuro-pneumonia, foot and mouth disease, and swine fever.

37,966. While we are on that subject may I ask if you have any further information about the foot-and-mouth disease outbreaks that have recently occurred?—I am happy to say that before coming here to-day I signed orders releasing from restrictions all the counties upon which we imposed restrictions, with the exception of a very limited area in the immediate vicinity of the outbreaks. Practically, we may say that foot-and-mouth disease no longer exists in this country.

Cost of Agricultural Departments in England and other countries compared.

37,967. How does the cost of the English Agricultural Department compare with the cost of other countries; we will take the United States to begin with?—The cost of the English Agricultural Department is very much less than the cost of the department in the United States.

37,968. Do you know what it amounts to in the United States?—I have not the figures before me, but the difference is very substantial. At the same time there may be points in regard to which the comparison between the two departments would fail, or which would render a comparison between the two departments difficult.

37,969. Is that generally the case with regard to the other countries that you have mentioned?—So far as my information goes. It is nearly always the case that the expenditure in our Department is considerably less than it is in foreign countries. But then, of course, the policy of foreign countries with regard to State assistance of any industry may differ very considerably from our own. I should scarcely like to be regarded as expressing the opinion that our expenditure ought to be brought up to the level of the expenditure of foreign countries.

37,970. The whole organisation and equipment is on a very much greater scale than anything we have ever thought of attempting here, is it not?—In many of the leading foreign countries that is undoubtedly the case.

37,971. Are you acquainted at all with the Agricultural Department in Hungary, for instance?—I have seen certain information with reference to the Agricultural Department in Hungary which makes me envious.

37,972. I think the Director of your Intelligence Division has had opportunities of acquiring a good deal of information on that subject, has he not?—Yes.

Appointment of agricultural attachés by foreign governments.

37,973. Now with regard to the representatives from foreign countries accredited to Great Britain, could you tell us anything further about them. What is the case, for instance, with France?—In the case of France a technical agricultural attaché was appointed to the French Embassy at Berlin on a Decree dated 8th March 1893. The gentleman appointed to that post was an agricultural engineer, and was formerly an officer in the Ministry of Agriculture.

37,974. I understand that representatives to foreign countries have been appointed by the Italian Ministry of Agriculture, is that not so?—Yes, they have appointed, as we understand, five technical representatives, to Switzerland, Bavaria, Berlin, London, and Buenos Ayres. Of course the wine industry is one of the most important industries in Italy, and the duties of these attachés are mainly connected with the development of that industry; but at the same time they are instructed to keep the Minister of Agriculture informed on all matters connected with his department.

37,975. What is the case with regard to Denmark?—In the case of Denmark there is no special agricultural department. The work of that department, so far as it exists, is in the Ministry of the Interior. But in 1888 two consulting agricultural experts were appointed by the ministry and stationed at London and Newcastle, and another has since been appointed to Hamburg. The duties of those gentlemen are given in detail in the official reports of the Danish Ministry of the Interior, and I could put in a translation of the certificate of the appointment of one of them as dairy expert.

37,976. You are speaking now of the duties of those gentlemen appointed to foreign countries?—Yes. Speaking

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very generally their duty is to promote by all legitimate means the sale of Danish agricultural products in this country, and, so far as our communications with Mr. Faber, the dairy expert, go, I should say that he certainly keeps those interests well in view.

37,977. You will put in particulars, will you, an official statement with regard to the duties of these gentlemen?—Yes, I will put in a translation of the instructions given them. (*See* Appendix VIII.) If I may refer to one point in connection with my evidence of last week, I would say that one of the instructions is that the expert must have no direct or indirect personal interest in the sale of Danish agricultural and dairy products. That condition we regard as a very vital and essential one.

37,978. It is also an instruction, I think, is it not, that they are to be very carefully on the watch for fraudulent practices which may injure the reputation of Danish butter, or for cases of the fraudulent use of the name "Danish"?—Yes, that is the case.

Government aid to dairying in Denmark.

37,979. Denmark has done a great deal, has it not, to foster the butter industry at home?—Very much indeed.

37,980. In addition to what she is doing by this system of accredited representatives?—Yes, she is doing all that she can to develop the Danish butter industry, both by action at home, and, as we know, by action abroad.

37,981. Can you give us any information as to what they do to encourage it at home?—I have not with me specific information on the point, but I should be very glad to put in a memorandum on the subject.

37,982. They offer great facilities, I suppose, for dairy education?—I think so; their work is in that respect greatly in advance of our own. It is in the practical field, I think, that the Danish Government have especially been active.

37,983. (*Chairman.*) It does not give bounties for the production of butter?—I have no direct information as to bounties, but the Board of Trade could give an authoritative answer to that.

37,984. (*Mr. Chaplin.*) Could you supply us with full information as to all the means and methods employed by the Danish Government for encouraging dairy farming?—Yes, we should be very glad to put in a memorandum on the subject. (*See* Appendix VIII.) I would have prepared information upon that point, but I understood the Commission had before them a Blue Book, in which full details obtained through the Foreign Office, were given as to each country.

37,985. To go back for a moment to the accredited representatives abroad, I understand that one of the duties of these experts is this, that they will be required to answer inquiries concerning agricultural and dairy matters which may be addressed to them by institutions or private persons in Denmark?—Yes, that is one of the duties of the Danish agent.

37,986. If we had representatives abroad, are you not of opinion that that might be a matter of the greatest benefit and advantage to agriculturalists in this country if they could apply to them for information?—Seeing that we are an importing country rather than an exporting country, I rather doubt whether many direct communications to the representatives abroad would be made, but what I apprehend would be the case would be that producers at home would address inquiries to us, and those inquiries we should be better able to answer, if we had the means of reference to an expert agricultural representative abroad.

37,987. Is it to their general system, and the aid and assistance of the Government that you attribute in the main the great success that Denmark has had in dairy production?—All the information that I have received goes to show that the action of the Danish Government has been of benefit to the dairy interests in that country.

37,988. I imagine, then, it is quite possible that there may be something, or perhaps a good deal, in their system that we might copy and adopt in this country with advantage?—Of course, as I said, the conditions of the two countries are not quite the same. In the case of Denmark their business is to foster a home production, a great portion of which is exported. Our business would rather be to supply to producers at home information with regard to the methods and the course of production abroad.

37,989. Is it not the case with regard to Danish dairy produce that the greater part of it is of a very high class, the quality being extremely good?—Yes, the reputation of Danish dairy butter has been very much augmented in recent years.

37,990. Is there anything whatever in the climate or soil of this country to prevent English farmers with the same advantages for education, and the same Government assistance, from making just as good dairy products, and competing perfectly successfully with Denmark?—Persons practically acquainted with the industry could give a much more authoritative opinion on that point than I could possibly do, but undoubtedly that is our impression, gathered, of course, from the direct and indirect information which we have received.

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37,991. That would be the general view entertained in the Board of Agriculture?—Yes, but an opinion upon a question of that kind could be expressed with much greater force by those who have a practical knowledge, and who are practically engaged in the industry.

Position of agriculture in the United States.

37,992. Now with regard to the position of agriculture generally, in foreign countries, I should like to ask you one or two questions with regard to the United States to begin with. Have you any information in the Board of Agriculture as to the general condition of agriculture, and of farmers in the United States?—We have no official information except that contained in a recent report by a Committee of the Senate in 1893, which I believe is already in the possession of the Commission. We can give certain statistical tables as to the production in recent years and as to the quantities of live stock in the country; but I take it that the Commission wish to receive information summarising generally the condition of agriculture in the United States rather than purely statistical information, and that is a matter which to us, as organised at present, presents very great difficulty.

37,993. The report of the Sub-Committee of the Senate to which you refer, I suppose, has been examined by the Board?—It has been perused in the Intelligence Branch.

37,994. Have you endeavoured to acquire any information confirming it, or otherwise?—No, we have not felt it possible with our present organisation to do that; but undoubtedly there are points upon which, if we were able, we should like to obtain further particulars.

37,995. Can you suggest any means by which further information upon that subject can be obtained?—One means would be the appointment of an Assistant Commissioner, following the precedent of the Richmond Commission, to obtain information on the spot; and it would be easy to prepare a more or less useful memorandum, summarising the matter contained in the report to which I have referred and in the statistical tables.

37,996. I am asking the question because we have had some rather conflicting evidence given before this Commission with regard to the position of the farmers in America. Have you seen the evidence which was given to this Commission by Mr. Atkinson?—I am sorry to say that I have not done more than glance at it. I know that evidence was given by Mr. Atkinson, and that there has been some doubt as to whether something was not to be said on the other side of many of the matters to which he referred. But the Board could hardly undertake, with the means at present at their disposal, to arbitrate between the conflicting witnesses.

Cost of growing wheat in the United States.

37,997. Can you give us any information as to what the cost of growing wheat is there?—There is some information on that subject in the report of the Committee of the Senate.

37,998. Can you give us any information of the price at which wheat from the United States can be landed in this country at a profit?—We cannot make any authoritative statement on that point. Any evidence of that kind must rest mainly upon the authority of the individual by whom the information is obtained.

Future of wheat growing in the United States.

37,999. Then you cannot tell us, I suppose, anything as to the probable future of wheat-growing there, whether it is likely to increase or to decrease?—No, I think it would be very undesirable that we should attempt to forecast the future. We should be very glad to be in a position to issue to the public reports of disinterested and competent experts, but we cannot hope, I think, to do more than that.

38,000. In fact the Board of Agriculture is not in a position to give either information or advice to English farmers with regard to the probable competition they may expect in the future from America in wheat growing?—At the present moment I think the answer to that must be in the negative. I do not consider that we ought to put forward official prophecies as to the future of wheat-growing; but I see no objection, if it were possible, to our from time to time commissioning experts upon whom we could rely, and placing the reports of those experts, on the individual authority of the experts, before the agricultural public; but I do not think we could do more than that.

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38,001. If you had accredited representatives, such as those you have suggested in the United States at the present moment, I apprehend that on some of these points which I have raised, you would be in a position to give us a great deal more information which might be of great value and use than you are able to give us at present?—Yes, that is so. All that I wished to say was that the information must necessarily depend upon and rest upon the individual, that there can be no examination and scrutiny of that information, so as to give it the full official character that many of the reports of the Department have.

38,002. (*Chairman.*) Do I understand you to mean by that, that even if you had these accredited agents you would not think it right on the part of the Department to make any prophecy as to the future of agriculture?—Not as a Department. We should put the agricultural public in full possession of the information we obtained; but we should endeavour to avoid giving it a full official impress, as it were.

38,003. You would not undertake to give official sanction to any prophecies which are made by these agents?—No, we should simply say: this is our representative; he has been asked to prepare a report upon the subject; this is his report. A similar procedure was adopted by the Board of Trade with regard to one or two special subjects upon which they have issued reports. It has been a means of supplying information to the public without allowing the public to attach a greater importance and a greater authority to the report than it really possessed.

38,004. (*Mr. Chaplin.*) In these reports that you are now speaking of from the Board of Trade do they attempt ever, in any instance, to make any forecasts as to the future?—They have been descriptive of an existing position rather than prophetic of the future; and it would probably be better, if we secured special reports from experts in a country like the United States, that prophecy should be avoided; we should endeavour to supply the facts, and allow the agricultural public to draw their own conclusions from them. At the present moment I do not believe that the agricultural public are sufficiently informed as to the existing facts.

38,005. What you would aim at then, I understand, on behalf of the Board of Agriculture is this: to put in the most compendious and simple form all the information at your disposal, but to express no opinion upon it, beyond the opinions which might be expressed by the authors of any report that you receive from abroad?—I think so. I think we should have to be very careful in giving an adventitious value, to what is, after all, the work of a single individual, however capable or competent that individual might be. Undoubtedly when a department issues a report of the kind the public does attach a special value to it, and does not quite appreciate what the report really is.

38,006. (*Mr. Giffen.*) Perhaps it would be convenient if you were now to specify some of the Board of Trade reports that you refer to?—The reports that I had in my mind were the reports made on the subject of profit-sharing by Mr. Schloss, and one on the subject of wages and production which I myself was commissioned to prepare. Undoubtedly the Board of Trade assumed no responsibility, except the general responsibility of supervision, for those reports. They were not in the ordinary sense of the term official reports. I am afraid I do not make myself quite clear, but they were not reports issued and signed by an officer of the Board of Trade, as if they had been the subject of consideration by the Board of Trade; they were reports of individuals, scrutinised by the Board of Trade, and presented to the public as the work of the individual.

38,007. (*Chairman.*) I understood you to say that you would rather discourage accredited agents making forecasts of the future?—Yes, I think it would be unwise and dangerous. I do not want to say they should never prophesy, and it is a little difficult to draw a distinct line between a statement of facts and inferences as to the future. But I think we should endeavour, as far as possible, to present information to the agricultural public, and leave the agricultural public to draw conclusions from the facts. My point rather is that at the present moment the agricultural public is not fully in possession of the information that it ought to have at its disposal.

38,008. (*Mr. Chaplin.*) But supposing that one of those accredited representatives, we will say, for instance, rather in the United States or in Argentine, had very strong grounds for believing that either the production of wheat was going to fall off greatly or to increase very greatly, do you see any objection to his stating those opinions?—I would rather that he stated the grounds upon which he formed them. For instance, if he had information that land was being taken, that all the arrangements were, in fact, being made, for a considerable extension of the area under wheat cultivation, than I think he should state those facts in his report. Obviously there could be only one inference from such facts as those.

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38,009. Now, with regard to India, I must assume, I think, from what you have told us already, that you are not in a position to give us any more information with regard to wheat-growing in India than you are in the United States?—We have certain general knowledge, but it is scarcely so full and specific as to justify us in placing it before the Commission. Wheat growing in India.

38,010. Then with regard to the Argentine, do the same observations hold good there?—Our information as to the Argentine is extremely limited indeed. We scarcely have any more information than is gathered from the statistical publications, which show to some extent what has been the course of events during the past few years.

38,011. It is the fact, I think, is it not, that Argentine threatens, at present, to be our most formidable competitor?—I should hardly likely to commit myself to that statement. Wheat growing in Argentina.

38,012. The Board of Agriculture has not any sufficient information on the subject?—I do not think the Board of Agriculture have such information as would justify them in stating broadly that the Argentine threatens to be our most formidable competitor.

38,013. I suppose you would admit that it is very desirable, in the interest of wheat-growers in this country, that that sort of information should be available?—I regard it as of great importance to wheat-growers in this country that they should be placed in possession of all that can be learnt with regard to the position and prospects of the wheat-growing industry in the Argentine.

38,014. And upon that subject you have practically at present hardly any information?—We have certainly not sufficiently full information. We have placed some information before the public. In the second number of the Journal of the Board of Agriculture, which we have issued to-day, we have put together all the information that we have with regard to the wheat industry in Argentine, but it does not profess to be an exhaustive review of the position and prospects there.

38,015. Can you suggest to us any means by which we could most easily obtain the information I have been trying to elicit otherwise than by sending sub-commissioners abroad?—It has been suggested that information is obtainable from merchants and bankers, and persons of those classes, who are interested in the Argentine. But we should hesitate to go to those sources of information and issue anything to the public unless we were in a position to place some check upon the statements made to us.

38,016. You are referring now to the information which, I think, Mr. Giffen suggested we might obtain east of Temple Bar?—Yes. I was very much struck by the questions addressed to me by Mr. Giffen, who has a special knowledge of commercial and financial matters; but at the same time I do not see how it would be possible for the Board to issue information on that basis.

38,017. Now, with regard to the question of foreign bounties, I understand that bounties are now given upon live cattle and dead meat from the Argentine; is that so?—Yes; but as I stated in my evidence on Friday last, I think it would be better that information as to bounties should be obtained directly from the Board of Trade rather than from the Board of Agriculture, who in this matter only receive a limited amount of information, and not at first hand. I then stated that a Parliamentary Paper had been issued containing reports on the various bounties on export other than those paid on shipping and sugar; but any information with respect to that subject would, I think, be better obtained first hand from the Board of Trade. Bounties on Argentine exports of wheat.

38,018. With regard to the facts?—With regard to the facts.

38,019. Could you tell me when they began?—That is one of the facts which I think had better be obtained first hand.

38,020. You would rather that we applied to the Board of Trade for information as to when they began, what they include, and what the amount is?—Yes. I am sure the Board of Trade could give that information better than the Board of Agriculture.

38,021. Now with regard to the effects of this policy of bounties generally, that has received, I presume, the consideration of the Board of Agriculture; do you regard it Effect of bounties upon agriculture.

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as a very serious matter for the future of agriculture in this country?—That raises a question of economics upon which I could scarcely express an authoritative opinion as Secretary of the Board of Agriculture. There are two sides to the question of bounties, and of course, our whole fiscal position has to be considered in dealing with any question of the kind. I could scarcely express an opinion.

Bounties on dairy produce in Victoria.

38,022. I am referring now solely to its effects upon the agricultural industry here, and I assume in regard to that point it probably has received the attention of the Board of Agriculture. For instance, many people think that there may be a great opening for British agriculture from a large extension of dairy-farming in this country. In Victoria, I understand, from the brief you have been good enough to give us, that bounties are given upon dairy produce now, and I was rather anxious to ascertain whether this matter had been considered by the Board of Agriculture, and whether in their view it was or was not likely to be very injurious to English industry?—I think it is not a question that can be considered by any one department apart from the Government as a whole. Questions of that kind obviously involve considerations other than agricultural considerations, and they are questions of policy which each Government from time to time must settle as between the conflicting interests concerned.

38,023. Have the Board of Agriculture made any inquiries as to the probable future of this bounty policy on dairying products from the Colony of Victoria?—No; we put ourselves in communication with the Colonial Office with the view to obtaining information on the facts, and we did obtain certain information; but as I stated, the information is not very recent, and matters may have changed since then.

38,024. Can the Board give us here any opinion whatever as to whether both in Argentina and in the Victoria Colony the bounty system upon the exports of agricultural produce is likely to increase, to continue as it is, or to decrease?—That is not a matter upon which I could express any opinion.

Bounties on Argentine exports of meat.

38,025. (*Chairman.*) I did not gather from you that there was any bounty system in the Argentine?—Yes, there is a bounty system in the Argentine.

38,026. In respect of what?—In respect of live cattle, and in respect of tinned and preserved meats, I believe.

Bounties on dairy produce in Victoria.

38,027–8. (*Mr. Chaplin.*) I think you said in answer to me that there were bounties on live cattle and dead meat exported by the Argentine Republic. I must press this point a little further, as I regard this as a very serious question, especially if it is to continue. I observe that in your brief you say: "We have received certain information as to the "Argentine bounties on live cattle and preserved and "frozen meats, and also as to the Victorian bounties for the "promotion of the agricultural, dairy, fruit, and wine, "industries; but it is neither very complete nor up to date, "and it would probably be better that the Commission "should obtain information on the subject from representa- "tives of the Board of Trade and perhaps the Colonial "Office." I am quite willing to concur in that view; but in order to enable us to ask for the information that we want, I think I should like to ask you one or two more questions. Now as regards the Victorian bounties for the promotion of the agricultural and dairying industries, what does "agricultural" include; does it include meat?—I am afraid that any answers to questions as to the facts with regard to the Victorian bounties would be of nothing like the value to the Commission that they ought to be. Our information does not extend beyond 1893. I understood then that the bounties were to come to an end, and for aught that we know they have come to an end; but we have no recent or definite information on the point. My suggestion was that the information could much better be obtained first hand either from the Colonial Office, or from the Board of Trade; we have no direct information on the subject.

38,029. I rather gather from what you say, that this subject has not attracted any very direct attention at present on the part of the Board of Agriculture?—Certainly the facts in 1893 were well known to the Board of Agriculture. But, as I said, questions of this kind cannot be considered by one department apart from the Government as a whole. It is a question of general fiscal policy upon which no department can separate itself from the rest of the administration.

38,030. (*Mr. Giffen.*) Could you give us the statistics of the imports of butter and dairy produce, and of the meat and live cattle from those countries which do give the bounties?—Yes, we could do so, and the Board of Trade could do so. We could do so, of course, on the basis of the Board of Trade information that we have.

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38,031. (*Mr. Chaplin.*) Who is the director of the Intelligence Division?—Major Craigie.

Directors of divisions in the Board of Agriculture.

38,032. And of the Land Division?—Sir Jacob Wilson.

38,033. And of the Animals Division?—Major Tennant is the Principal of the division, but we have professional officers as well.

38,034. I presume that any information that either of those gentlemen could give us, would be at our disposal if we require it?—The usual course would be for the Commission to make the Board acquainted with the information which they require; and then the Board would consider in what way that information could be best given to the Commission on their behalf.

38,035. (*Mr. Long.*) You were, I believe, for some time at the Local Government Board before you went to the Board of Agriculture?—Yes, I was for some time private secretary to the late President of the Local Government Board, Mr. Ritchie.

38,036. When you were there you were of course conversant with the system of general inspectors which obtains there?—Yes.

District inspectors.

38,037. Do you not think it would be desirable for your Department to have inspectors whose duties would be somewhat similar to those performed by the general inspectors of the Local Government Board?—I am not sure that our duties are sufficiently defined as yet to make such a system necessary, but we are doing a great deal in the way of building up such a system. For the purposes connected with the diseases of animals we have divided the country into districts, and we now have an efficient staff in each of those districts to deal with that particular matter. As our duties increase I have no doubt that we shall move forward with the development of an inspecting staff.

38,038. That is hardly an answer to my question, is it, because your inspectors that you have in the country for the purposes of cattle disease would answer rather to the inspectors which the Local Government Board has for the purposes of the public health—that is, for dealing with diseases of the human body?—Yes.

38,039. But the general inspectors have, as you are aware, the duty of inspecting the workhouses, that of course would not be introduced with you, there would be nothing similar for the inspectors of your Department, and they have also to give general accounts of the condition of the whole of the districts over which they are called upon to preside, not merely with regard to pauperism, but with regard to the general surroundings of the people in the district; are not those accounts very valuable to the Department?—That is so; some of the most important information that we have on social questions has been conveyed to the public through the medium of those reports. If we could obtain similar reports periodically from the inspectors under the Lands Improvement Acts I think it would be a great step forward. We want more information, and that might be a means of obtaining it. But of course that would involve the payment, as I said, of a sufficient retaining fee to ensure its being done.

38,040. Of course it would necessitate employing men and having their whole time and paying them a proper remuneration, but is it not the case that at present, take, for instance, the administration of your Cattle Diseases Acts, it is very difficult for you to obtain at first hand reliable information as to the general impressions created in the various districts by your administration of the Acts?—That is so, and one of the points to which I would venture to call the attention of the Commission is the great want that we feel of being brought more into touch with agricultural opinion everywhere. My hope is that through the appointment of a number of regular correspondents of different classes, and by bringing them into touch with the farmers' clubs and agricultural societies we should get better information, and at the same time perhaps put a little more life into these agricultural associations. I certainly hope that may be the course of events in the future.

38,041. Yes, but that is not quite what I mean. An agricultural correspondent is one thing, an accredited representative of the Department in the district is another thing. You have at the present time, have you not, a certain amount of friction arising in different districts in connection with your administration, it is almost unavoidable that there should be something of the kind; there is nobody on the spot to whom a farmer who is in difficulties

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or in doubt, or who wants information, can go with the certainty that he is applying to somebody who represents the Department; he is obliged to apply to your Department in London, and of course there is necessarily a delay in getting what he wants. If there were an inspector do you not think it would facilitate the administration of these Acts exactly in the same way as the presence of the Poor Law inspectors frequently facilitates the carrying out of Acts affecting the health of the people and the administration of the Poor Law?—I do not think it would work out quite in that way, for this reason, that the inspectors of the Local Government Board are in touch with the local authorities, with definitely constituted local authorities, rather than with public opinion as a whole. In the matter of cattle diseases undoubtedly many communications are made to our inspectors, and our inspectors do a great deal to smooth the difficulties which must arise in the administration of the Diseases of Animals Act. But I should scarcely say that we have such distinct and definite duties in the respective localities as would justify the appointment yet of representatives. They would have very limited powers. I think the first thing to be done is to bring us into communication with the agricultural public. I think that gradually the agricultural public would go to our correspondents, for there would be no reason why the fact that a particular gentleman was acting as our correspondent should not be perfectly well known in the district.

38,042. But your correspondent could not speak in the name of the Department as a General Inspector of the Local Government Board can?—I do not know that the General Inspectors of the Local Government Board can speak in the name of the Department except where the policy of the Board is quite clearly defined. I think in practice it would not be quite easy to carry out such a system of representation.

38,043. And you are opposed to it?—No; I should not like to say that, because I am sure there is a great deal of common ground between the Commissioner and myself. I think it would want very careful thought before you could make a scheme of that kind which would work well in practice. One would have to form a clear idea of the matters upon which the representative was to represent the Department.

38,044. Surely there is no very great difficulty as to a clear idea of the matters that such a representative would have to deal with; the matters would clearly be, I imagine, the agriculture of the district to which he was appointed, and it would be his business, I should have thought, to have kept the Board of Agriculture constantly posted as to the condition of agriculture, particularly in his district, and as to the mistakes, if any, that he thought the agriculturists were committing, or that the officers of the Board were committing?—Yes, I should quite concur that functions of that kind would be extremely desirable, and those are precisely the functions which would fall upon the persons whom I have designated correspondents, rather than representatives.

Local agricultural correspondents.

38,045. Are these correspondents to be paid?—I think it would be desirable to give them a small retaining fee, as I believe is done in some other cases. The labour correspondents have, I believe, a small retaining fee, and I should certainly like to give our agricultural correspondents a small retaining fee so that the Board should have a certain hold upon them.

38,046. (*Chairman.*) But you would not pay them for their whole services—for their whole time?—No, I do not think there would be sufficient work for them.

38,047. What you would desire would be the selection of, in fact, a great number of the existing inspectors who are very capable men, and who would report to you from time to time, but would not give up their whole time to the work?—That would be so. All the functions to which Mr. Long has just referred to would vest, and I think quite properly vest, in the person I have in my mind as a correspondent. But a representative should be able to state what the view of the Board was, and he would often not be in a position to do so; he might be able to smooth difficulties.

38,048. (*Mr. Long.*) On the whole I gather that you are in favour of correspondents, who, I suppose, are to be local people scattered about, rather than of accredited representatives in the shape of inspectors?—Yes, I think that would be much better. The essential object that we have in view is the bringing of the Board into closer and more continuous touch with our clients. At the present moment we are not sufficiently in touch with persons actually engaged in agricultural work.

38,049. You are aware, I presume, that there is a very strong feeling in some parts of the agricultural community at all events, in favour of the appointment of some such officers as those whose appointment I have been suggesting to you; have you heard of that, or have you not?—I have not heard any expressions of the kind. I have heard, of course, of a general desire that there should be more continuous and full communication between agriculturists and the Board, and we should wish to give effect to that desire as early and as fully as possible.

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District inspectors.

38,050. In connexion, for instance, with the administration of the Swine Fever Act, you are aware, I presume, that there is a good deal of dissatisfaction in the agricultural mind there?—Yes, I think that it arises from a misunderstanding of the position in the agricultural mind.

Diseases of Animals Act.

38,051. We will come to that presently, please, I only asked you whether you were aware that there was this dissatisfaction?—Yes, undoubtedly.

38,052. We will come to the agricultural mind later one at present I want to know whether there is this dissatisfaction or not?—There is at times local and individual dissatisfaction with regard to the administration of the Diseases of Animals Act.

38,053. It is rather infectious, is it not; when it gets developed in a locality it is apt to spread, is it not?—The dissatisfaction?

38,054. Yes?—I think it does; but on the other hand, I think there is a general recognition that a very valuable work has been done under those Acts.

38,055. I was going to ask you the cause, but you have already told us that it is the agricultural mind which is rather vague?—No; there are some rather subtle distinctions to be drawn and I do not think when a man is suffering from a sense of misfortune and loss, that he is in a position to appreciate those distinctions. We have to do with people who, unfortunately, have had outbreaks of disease on their premises, and I am not in the least degree surprised that they should at times be a little sore on the subject.

38,056. How about the people who have not had outbreaks of disease on their premises; do you think that they are entitled to be sore too, because those are the people I have particularly got in my mind at this moment, and that I was going to ask you a question or two about; I mean cases where your inspectors have cause for suspicion, where they take the necessary steps, but eventually where it turns out that there was no cause for suspicion at all. Are not those the cases where the greater degree of soreness arises?—I should hope that our inspectors would be able to allay dissatisfaction of that kind. I know that when we deal with reports of suspected cases of disease as if they were cases of disease, as we are compelled to do, and when it turns out, as it often does, that disease does not exist, that some dissatisfaction arises; but if we were to leave the suspected outbreaks alone, before we found out whether disease really existed, a great deal of mischief would have been done.

38,057. I do not think anybody suggests that, do they?—I do not know. People who have been put under restrictions, and who, after two or three days, are told that the disease is proved not to be disease at all, sometimes make complaints on the subject.

38,058. Or after two or three weeks?—Sometimes diagnosis is difficult. Where diagnosis is easy, we can deal with the case much more promptly; but when diagnosis is difficult, some time must elapse, and then, of course, an individual sense of grievance does arise. But I am satisfied that the work of the Board under the Diseases of Animals Act has been of immense benefit to the agricultural community, and I should always like to have the opportunity of personally explaining to anyone who is dissatisfied what the real position is.

38,059. When your representatives take charge of a farmyard or of a set of pig-sties, where they believe there is an outbreak of disease, do you think that from the moment of their taking charge to the moment when they release them from their control, you and the Government ought to be responsible for any loss which is sustained?—No; I do not think so. Of course, it may happen that after we have taken charge, the disease may continue in the infected animals and lead to the death of those animals; but the principle of the Diseases Animals Act has been to limit the payment of compensation out of the public funds to animals slaughtered in order to prevent the spread of disease, and not to relieve the owners of animals from the consequences of the disease. If that step were taken, in my opinion, it would be the most fatal and retrograde step

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possible, because there would then be no inducement to individual owners to take those full precautions against the advent of disease which they ought to do.

38,060. But surely there would be much greater inducement than there is at the present time. As you are aware, it is frequently very difficult indeed to detect swine fever; but if an owner has reason to believe that there is a suspicion of swine fever, and reports it to your Department, the Department descend upon him, and exercise very proper restrictions, and put an embargo upon his farmyard. After some considerable delay—time since has elapsed at all events necessarily, for I do not think it is unnecessary delay—it turns out that those precautions were altogether groundless, and that this was not swine fever at all; then supposing that in the meantime, he has sustained a serious loss to his swine, in consequence of the inability to move them and to deal with them; do you still think that that man would not be entitled to some compensation at the hands of the Department, through whose very necessary interference, but still unquestionably through whose interference, he has sustained a loss?—In such a case as that, obviously no bad results from the point of view of disease would arise; but, at the same time, a very grave financial question would be raised, and a new principle would be adopted, which would lead to such a charge upon the public funds, and to such cases of doubt and difficulty, as to be altogether inconsistent with the maintenance of the Diseases of Animals Act.

38,061. What would be the doubt or the difficulty?—The doubt or difficulty that must always arise as to the payment of what one may call indirect damages for the imposition of restrictions. If I may refer to the recent cases of foot-and-mouth disease, we have unfortunately been compelled to put restrictions over very wide areas in the east and south-east of England. Undoubtedly, in order to save the country from a serious epidemic of foot-and-mouth disease, we have been forced to occasion great inconvenience and loss to stock owners in those districts. If it were to be admitted that the Government must pay compensation, the number of claims would amount, not to scores only, not even to hundreds, but one would say to thousands of cases, and it would really break down the Act altogether.

38,062. I think you have failed to appreciate my point, which is a different point altogether. I am referring solely to where you put restrictions upon stock in a yard, and stock die in consequence of the inability of the farmer to move them from one set of stiles to another; they die whilst in charge of your Department when, had your Department not been in charge, they would have been removed and would have been alive. That is a matter that admits of no doubt. The veterinary surgeon inspector can announce an opinion on that?—I can scarcely think that cases such as that would occur. I have never heard of a case in which the stock have died in consequence of the inability of the owner to move them from one place to another.

38,063. Supposing such cases have happened, and they may have happened without your hearing of them, would you contemplate there the possibility of giving some compensation to the owner or to the farmer?—I tremble altogether at any notion of introducing compensation for what one may call indirect damage.

38,064. Very good?—If I may say so, following that up, it is not so much that I object from the point of view of the prevention of the spread of diseases in this particular instance, as from the serious results which would necessarily follow from a financial point of view.

38,065. In your opinion?—In my opinion, yes.

Duties of veterinary inspectors.

38,066. With regard to those veterinary surgeon inspectors, have you any information as to the time that they take in the discharge of their duties? Do you know whether they frequently cross one another, that is to say, whether a man crosses a district which is practically served by another veterinary surgeon, and that consequently a great deal of time is lost, which time would be saved if you could in some way simplify the arrangements as to the veterinaries who are called in for the purpose of inspecting those swine?—I think the Commissioner refers to the veterinary surgeons that we employ in connexion with swine fever?

38,067. Yes?—The principle that we adopt is this: we have a list of veterinary inspectors in each district, whom we employ, and we are very willing whenever any representation is made to us in favour of a suitable person to add to the list. Our policy is to make the list as comprehensive as possible. Immediately we receive telegraphic information as to an outbreak of swine fever we refer to the map, and we telegraph to the veterinary surgeon on our list, who appears to be the nearest to the scene of the outbreak. We have, of course, only the map to guide us, and I dare say cases may have occurred where, in consequence of the map being the only source of our information, a man may have been sent who was not perhaps the most conveniently situated. But I think those cases have been rare. At any rate our policy is to make the list of veterinary surgeons as large a one as possible, and to put on it any competent person who is recommended to us by a responsible person.

38,068. But is there any practical objection to having a much larger number of those veterinary surgeons appointed to act for you than you have at present? Would there be any practical objection; it would not be any addition to the cost?—No. It is a question of the employment of one man rather than another. There is an objection to having too long a list, although our present list is a long one, because it is more difficult for the clerk who receives telegraphic information to select a man from a long list, than from a comparatively small one. But our lists are not by any means very restricted. We have been rather anxious to please as many people in the profession as we possibly could.

38,069. I am not making these suggestions to you with the object of pleasing the members of the profession; I am making them with the object of getting a veterinary surgeon on the spot as rapidly as possible?—Most of the cases of complaints that we have received from veterinary surgeons have been based on the fact that one particular man should have been employed rather than another.

38,070. You do not see any practical objection, if representations were made to you that it would be desirable, to increase the number?—If we received a representation in favour of a competent man from any local authority or from any responsible person in the locality, we should do our very best to give effect to it. Our wish is, as I say, to please as many persons as possible, so long as we can secure the services of competent men.

Regulations for sanitary arrangements of English dairies.

38,071. Now I want to ask you one or two questions with regard to dairy produce. There are very severe restrictions upon the dairies at home, are there not, under the Public Health Acts and under the Cowsheds and Dairies Act?—Yes, that is so, but as the Commissioner well knows, the jurisdiction in regard to dairies and cowsheds is now with the Local Government Board, and not with the Board of Agriculture.

38,072. That I am well aware of; but the Agricultural Department, of course, know that there are these severe restrictions upon the sanitary arrangements of the English dairies, necessary restrictions, I am not finding fault with them, but they are severe?—Yes, that is the case.

38,073. The object I know is to secure that all the conditions with reference to the preparation of dairy produce should be of a perfectly sanitary character?—No doubt.

38,074. I believe that medical men hold, do they not, that milk is rather a dangerous means of conveying infection?—Yes. I have no expert knowledge as to that, but it is a matter of general opinion.

38,075. Therefore, it is on the ground of public health that those restrictions are imposed?—It is so, I believe.

38,076. Do you know whether there is very much foreign milk being imported into this country at the present time, and sold?—I think it is not very large at the present moment.

38,077. Have you heard anything within the last month or six weeks of a very large increase in the amount of foreign milk brought into this country, particularly into London?—No, my attention has not been called to that.

38,078. Does your Department know anything of the conditions under which those foreign dairies are conducted?—I have no information on that point.

Regulations for sanitary arrangements of foreign dairies.

38,079. Do you think it would be advantageous if you could ascertain whether the dairies in any of these other countries, Denmark, or any other of the importing countries, have sanitary arrangements of the same character, as those in the dairies of this country?—I think that such an inquiry would be preferably undertaken by the Local Government Board, which is the Public Health Department; any information as to the possible importation of milk unfit for human food, and dangerous for human consumption, would, I think, be better obtained by the Public Health Department. They would have a better knowledge of what was requisite for the protection of the public health.

38,080. Yes; but there being those restrictions on the English dairies, would it not be the opinion of your Department that it is at least reasonable that milk produced under very dissimilar conditions should not be

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allowed to compete with English milk?—That, again, is a matter that seems to me rather for the decision of the Public Health Authorities; my own personal opinion would be that if it could be shown that milk imported from any country was attended with risk and danger to human health it should not come. But that is rather an individual opinion of mine, and, of course, I am not an expert or an authority on public health questions. I look upon it as a question of public health, rather than as an agricultural question.

District inspectors.

38,081. (*Mr. Dalton.*) I understand you think that if you had a few general inspectors now, somewhat after the fashion of the Local Government Board inspectors, there would not at present be sufficient work for them to do?—That is so. We have not, I should say, sufficient duties of a specific character to assign to a person to whom we officials usually refer under the title of inspector.

38,082. But it would be a great advantage to have some one whose whole time you could command, and to whom you could give the duty of making special reports upon any matter, would it not?—I am not clear that we require at the present time persons in different parts of the country, who would give their whole time to us. My view at present is that everything necessary could be secured by the appointment of a large staff of correspondents of various classes.

38,083. Then you would have to collate the work of those up in London here?—No doubt we should require staff for that purpose in London.

38,084. (*Chairman.*) When you speak of various classes do you mean not merely tenant farmers, or agents; would you include agricultural labourers?—Certainly, if we could secure a thoughtful man with sufficient clerical ability; we should certainly wish to be brought into communication with the agricultural labourer, as well as with the tenant and the landlord.

38,085. (*Mr. Dalton.*) If you have a general inspector he would naturally come in contact with all those classes in his district, and if you wanted a special report, such as our Sub-Commissioners have been making, he would be always available for the purpose. But you think there would not be enough work even for a smaller number than we have at the Local Government Board,—for four or five even?—Of course, I should welcome any additional means of obtaining information; but if I were responsible for making proposals of the kind, I should not at the moment propose to employ persons who would give their whole time to us, and who would be separate from the London staff. It might be useful that we should add to our London staff, so as to obtain the means of sending out into the provinces, but I do not at the moment contemplate the appointment of persons giving their whole time to the work in the provinces.

38,086. Do you find from your numerous inspectors that you can get the information always, or are they unable to give up their time to it; or are they obliged to give up their time to you if you want them especially for any purpose?—The inspectors under the Lands Improvement Acts, are, I am bound to say, always extremely willing to give us most useful and valuable information, in fact I may say that I think we have in recent years trespassed too much upon them. But we need something more of a system; those inspectors simply do the work at the present moment because they are attached to the Board for other work. They are usually men of sufficient public spirit to give us very valuable information, when we really have no distinct claim upon them.

38,087. (*Mr. Lambert.*) Upon that question of the appointment of inspectors similar to the Local Government Board inspectors, I presume the Local Government Board inspectors would have to look over workhouses and such institutions where there is a certain amount of routine in vogue?—Yes, that is so, they have specific duties, sufficiently onerous and numerous to require their whole time for the work.

38,088. Your idea of agricultural correspondents stationed in the districts, would be, I presume that as agriculture varies so much in different districts it would take a man some time to become acquainted with the agriculture of a particular district?—I should assume that we should not appoint anyone in the position of correspondent unless he possessed that information already.

38,089. Would that be your idea in rather objecting to officials such as the Local Government Board inspectors?—I do not think the objection would lie in that; the objection would be that we should not have sufficient specific duties to assign to him.

38,090. How many representatives have you got, or how many correspondents have you got in the counties of England?—We have no correspondents at all, in any proper sense of the term.

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Inspectors under the Lands Improvement Acts.

38,091. I mean the gentlemen whose information this Commission acted upon, or who supplied information through the Board of Agriculture in the first instance when this Commission was started?—Those are gentlemen who are appointed for the work of inspection and survey under the Lands Improvement Acts. A practice has gradually arisen, attended with great advantage, of asking their opinion on other matters than those for which they are specially appointed. But they are not in any sense of the term correspondents, nor are their services at the disposal of the Board.

38,092. How many of them are there?—I think there are about 35 or 36 in Great Britain, but I am speaking from memory.

38,093. How were they appointed—by whom selected?—They are selected from time to time by the Board of Agriculture.

38,094. Upon the recommendation of whom—the local authority?—No, not necessarily. They are appointed by the President of the Board for the time being, who, of course, uses any means that he thinks proper for obtaining information as to the qualifications of the candidates for the appointment.

38,095. They are appointed merely by the President of the Board of Agriculture?—Yes.

Cost of equipment of Board of Agriculture.

38,096. You said that the cost of the Board of Agriculture was something like 46,000*l.* a year?—That is so.

38,097. How much do you consider it would cost to equip it according to your idea of its requirements?—I should be very sorry to give an estimate. Our policy in these matters is gradually to develop the Department. It would be impossible to say what it would cost if it was fully developed immediately. I do not believe it would be possible to do all we want at once.

38,098. How much do you want now, immediately, to carry out your ideas of properly developing it?—I have not considered that question, it very much depends upon our relations with the Treasury for the time being and our means of influence. We move gradually of course.

38,099. But your opinion as to the amount required would not depend upon your relations with the Treasury, your opinion would be formed entirely independent of the Treasury?—Yes, but I am afraid that if I mentioned a very large sum I should be for a long time regarded with grave suspicion by the permanent officials of the Treasury, and I would rather not be either too narrow in my view of what is wanted, or too broad.

38,100. What are the agents of the foreign countries appointed in this country principally for?—I should say for the supply of information likely to be of service to the producers of the countries from which they are accredited.

Competition between British and Danish dairy farmers.

38,101. You said just now that theoretically you considered that the British farmer could compete in dairy production, with the farmers of Denmark—did you mention France as well?—No, I rather endeavoured to avoid expressing a broad opinion of that kind. I suggested that information on those subjects could be better obtained from persons having practical knowledge.

38,102. What persons would you suggest?—I should suggest persons who are actually engaged in the business of dairy farming. The leading men in the industry must know whether they are able to hold their own with foreign competitors. I should be sorry to think that they were not able to hold their own with foreign competitors.

38,103. Has the Board of Agriculture taken any trouble to find out whether the British farmer could compete upon equal terms with the farmers of Denmark; would the conditions of living in Denmark be the same as in England; would the cost of transport be as great, and such small matters which collectively are very important?—I can only say that the impression which I have gathered from what has reached me is that the British farmer could well hold his own in competition with competing dairymen abroad.

Agricultural attachés in foreign countries.

38,104. As regards the agricultural attaché that you suggested being appointed in Argentina or any other country, is it not rather difficult to get information from these countries—say Argentina, which is a newly-developed country, and Australia, and some of the countries that are our chief competitors as regards the production of agricultural produce?—In the case of Argentina I should say

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very difficult; perhaps not so difficult in the case of the Australian colonies.

38,105. That is borne out by this report in which Mr. Gastrell says there is a quasi-impossibility of obtaining data from Argentina; how would you calculate that you would get trustworthy information even if you did appoint an agricultural attaché?—I should hope that the representative of our country would endeavour to place himself in communication with all those who were actually engaged in developing the industry, and an astute man could probably send us from time to time information which would be distinctly valuable.

38,106. But that would be based not upon fact, but more upon inference?—It would be based upon individual information checked as far as possible by reference to existing facts.

Administration of Swine Fever Act.

38,107. (*Mr. Channing.*) When you referred to the swine fever administration as pleasing a number of people, I suppose you meant enlisting the actual support of a large number of persons in the proper working of the Act?—Yes. I used rather a short expression, but that would be, perhaps, the better way of putting it.

38,108. As a matter of fact, I suppose the Board of Agriculture is exercising very careful supervision over the veterinary surgeons who are placed on the list?—Yes, we have always endeavoured to confine our list to persons in whose competence we have confidence.

38,109. And where there was any adequate proof of want of competence or repeated errors in diagnosis, and so on, I suppose you have abstained from calling on the same man again?—Yes, and there have been cases where the names of men have been removed from the list on the advice of our veterinary officers.

38,110. Can you tell me what the per-centages of error in the diagnosis would be, can you give me a rough idea?—The diagnosis does not rest——

38,111. I mean to say the first diagnosis, I am not referring to the diagnosis of the Board of Agriculture, but to the actual suspicion entertained at first by the local veterinary surgeons?—We, of course, know the number of outbreaks, and we also know the number of cases in which swine fever has been declared by our own officers, but I can hardly say that the difference represents mistakes; because diagnosis is only possible with accuracy on the examination of the intestines. The work of diagnosis rests with our veterinary officers at Whitehall Place, and not with the local veterinary surgeon who is simply called in to say that there is a *primâ facie* case of swine fever, and then he proceeds to slaughter the pig.

38,112. Do your instructions give a wide range to your surgeons?—Undoubtedly, it is much better that a pig should be slaughtered, compensation being paid to the owner of the pig in consequence, and that the intestines should be sent up for examination by our own veterinary officers, rather than that a mistake should be made the other way, and the premises released when disease really exists there.

38,113. The evidence before the Board of Agriculture is thought to be conclusive, is it not, that without these extreme precautions, and without this general treatment of the disease, there would hardly be a justification for the administration at all, as there would then be no reasonable prospect of stamping out the disease?—That is the case. We were very much pressed to undertake the very difficult task of dealing with swine fever on the ground that it would be better done by a central authority.

38,114. What is the rule with regard to the cases of pigs which die of swine fever before the Board of Agriculture has declared its diagnosis, is there any compensation given in those cases?—We never pay compensation unless the pig is slaughtered by our order, that is the dividing line between the cases in which compensation is paid out of the public funds and the cases in which compensation is not paid. We are not under any obligation to slaughter a pig, nor do we pay compensation for pigs which die of the disease.

38,115. If the premises are closed, and some of the pigs die before your diagnosis and the order for slaughter arrives, do you not think a case for compensation arises there—not in the instance Mr. Long referred to, but in this case where there is clear proof that the pigs in question died from this disease?—It by no means follows that we consider it desirable to spend public money in slaughtering at all. If we are not under an obligation to slaughter I do not think that we ought to come under any obligation, apart from any other reasons, to pay for pigs which die from disease. It would be a new departure to which no Government would assent without the most careful consideration of the possible consequences which would follow.

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38,116. Of course in the case mentioned by Mr. Long that would be so, but in the case where pigs actually die of disease, and where it is only a question of a few hours whether the order arrives in time for these pigs to be included in the slaughter do you not think the farmer there has a case for compensation?—It does not follow that we should slaughter. We may not consider slaughter at all necessary in order to prevent the spread of the disease.

38,117. (*Mr. Little.*) You slaughter for the sake of the other animals?—Quite so; we slaughter in order to prevent the spread of the disease to other animals; we do not pay compensation to relieve the owner of the pigs from the unfortunate consequences which come to him in consequence of the outbreak of the disease.

38,118. There might be 20 pigs in one place, all of them suffering from the disease, and no other pigs within a mile?—That is so.

38,119. In that case the slaughter would be to relieve the owner from the duty of taking care that he did not buy diseased pigs?—We should not slaughter in that case, because we should not consider the outlay of public money necessary in order to prevent the spread of disease.

38,120. (*Mr. Dalton.*) Might not the disease spread more amongst those 20 pigs from the fact that you would have isolated them all, and that you would not have allowed the man to move some of them away out of the risk of infection?—I should not say that.

38,121. (*Mr. Long.*) Is it not the case that when you slaughter these pigs to prevent infection, there is considerable risk of infection being conveyed by people passing from one farm on to another?—That is so, and that is one of the considerations upon which we act in deciding whether to slaughter or not; sometimes it is more dangerous to slaughter than not to slaughter.

38,122. (*Mr. Channing.*) What is the average time at which the order is issued after the sending up of the intestines?—It very much depends upon the ease with which diagnosis is performed. The diagnosis of swine fever is sometimes an extremely difficult matter, and it does not by any means follow that within a few hours after the arrival of the intestines, swine fever is or is not declared. It may be that another test animal is required to be slaughtered in order to give our veterinary officers still further means of forming an opinion.

38,123. Can you give an idea of the time that elapses before the diagnosis is made?—It entirely depends upon the ease with which the diagnosis can be made; in a very bad case——

38,124. In an ordinary case what is your average time?—In a very malignant case of undoubted swine fever the intestines come up to our laboratory at Whitehall Place, and within an hour or two swine fever is declared and orders are sent to the inspector to deal with the case as if it were swine fever. But on the other hand the case may be so doubtful that our veterinary officer finds himself unable on the appearance of those intestines, to say whether it is or not a case of swine fever. Then he says, "I must have another test animal."

38,125. How long does that usually take?—I have known cases in which a week or a fortnight has elapsed before the veterinary inspector of the Board was in a position to say definitely that it was, or was not, a case of disease. But I do not wish it to be understood that it usually takes a week or a fortnight—it does not.

38,126. Is the order made promptly after the diagnosis?—The order is made very promptly after the diagnosis, but whenever the diagnosis is a matter of difficulty then an interval necessarily occurs. No order for slaughter is made until the diagnosis has taken place.

38,127. Still there may be an appreciable number of cases in which, owing to the delay, pigs may die of the disease which otherwise would probably have been slaughtered?—I have investigated personally a large number of representations that we have received, and I am bound to say that, although there have been cases of delay, they have been extremely rare, and that in nearly every case I have investigated everything has been done as promptly as possible. But undoubtedly pigs have died in some cases in the interval between the first report and the final action of the Board ordering slaughter.

38,128. (*Chairman.*) Do you pay the full value of the pig when slaughtered?—We pay the full value of the pig when it is found to be free from disease; we pay half value when it is found to be diseased.

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38,129. What becomes of the carcases?—It depends upon the condition of the carcase. Very special precautions are taken, and if there is no disease, and no reason to suspect disease, the carcase is sold.

38,130. (*Sir Nigel Kingscote.*) Then it is not buried?—Not in that case, in the other cases it is.

38,131. (*Chairman.*) It is obligatory to bury?—It is not obligatory to bury the carcase of every pig that is killed, because the pig may be perfectly healthy.

38,132. That I understand, but is it obligatory in the case of those that are infected?—The diseased and infected pigs are buried.

Operation of Fertilizers and Feeding Stuffs Act.

38,133. (*Mr. Channing.*) About the Fertilizers Act, have you had any prosecutions?—No.

38,134. Or any applications for prosecutions laid before the Board of Agriculture?—No, not one.

38,135. Would you be free to state what the results of the Act are?—We have been somewhat surprised at the little advantage that has been taken of the provisions of the Act; but many persons of authority have stated to me that the result has been to make sellers of fertilizers and feeding stuffs much more careful than they were. There has been a general levelling up of the conditions under which those articles are sold to the practice of the best and leading firms in the trade.

38,136. The impression then is that it has produced a satisfactory result indirectly?—Indirectly.

38,137. Though not from the criminal part of the Act?—There have been no criminal prosecutions under the Act. I think the result, however, has been indirectly to confer a distinct benefit upon the farmer.

38,138. (*Mr. Lambert.*) Is it not a fact that in a good many instances manure merchants guarantee a very low or minimum analysis in order to evade the provisions of the Act?—I have heard of cases of the kind, but of course a farmer is not compelled to deal with persons who give such guarantees. If in the invoice a merely nominal per-centage of fertilizing ingredients is set out, I should suppose that a prudent farmer would say, "This is not good enough for "me, I must go somewhere else."

38,139. (*Mr. Channing.*) The cure for that would be agricultural education, would it not?—I would not say education, because there are many uneducated men who are quite alive to their own interests, and who would have nothing to do with a manure manufacture who gave nominal guarantees.

38,140. An elementary knowledge of agricultural chemistry would cure that?—I doubt whether the farmer accepts invoices of that kind to any extent; I cannot think that he would.

38,141. (*Mr. Lambert.*) The fact that they are issued shows, I presume, that they must be accepted in some quarters at all events?—I am afraid they have been accepted in some cases; but there is not the least reason why they should be accepted. If a farmer will deal with a person who wishes to evade the Act, in all probability to cover his own deficiencies, he must pay the penalty for it.

38,142. (*Mr. Channing.*) No action has been taken by any agricultural society, or county council, or local authority, under the Act?—No; no prosecutions whatever have been instituted or even suggested under the Act.

Operation of Seeds Adulteration Act.

38,143. Does the Seeds Adulteration Act come under the Board of Agriculture?—We are, of course, acquainted with the provisions of the Seeds Adulteration Act, but we have no functions to perform under that Act.

38,144. You cannot give any information as to the working of those Acts, and the necessity of any further legislation in that direction?—No; in such a matter we should be very much guided by the representations made to us by agriculturists. I do not think we have received any representations to the effect that the present legislation ought to be supplemented; if we did receive such representations we should certainly consider them.

Scientific assistance at disposal of the Board.

38,145. Can you tell me quite what you meant by your reference in an earlier part of your evidence to the Office of Woods?—I ventured to say in my evidence that the Board were sensible of the need for further scientific assistance, and that possibly in connexion with the use of that scientific assistance land would be necessary, and I added that land, if required for that purpose, might possibly be obtained through the means of the Office of Woods.

38,146. As a matter of fact experimental land of this kind need not be of very large area?—No, that is so.

38,147. A very small area at a comparatively low cost might give you a great deal of information?—I think so. The great thing would be that we should have land in many different districts, so as to get a great variety of soils and climatic conditions.

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Agricultural attachés in foreign countries.

38,148. Now as to agricultural correspondents and representatives abroad, did I rightly understand your evidence to express great doubt as to the usefulness of the reference to agriculture in the consular reports which are sent to the Foreign Office?—No, I did not wish in any way to disparage or to minimise the value of the assistance which we have obtained from the consuls; but at the same time we feel that the receipt of reports from persons possessing an expert knowledge of agricultural matters would be better for us than the reports which we at present receive.

38,149. Do you think that the consuls in agricultural countries abroad would, if special instructions were given to them, be able to discharge the duties which you refer to?—No; they already have instructions of the kind, but naturally they have many important duties to perform; they are usually placed at ports, and they do not come in contact with agriculturists, and they are not able to give full attention to agricultural matters which we should hope that a special representative would be able to do.

Relations of the Board with local chambers of agriculture.

38,150. As to obtaining information from agricultural districts at home, has the Board of Agriculture taken any steps to obtain the opinion of local agricultural associations, like the Chambers of Agriculture, as to providing the Board with information of this kind?—Yes. Our practice has been during the last two or three years to write to agricultural societies, and farmers' clubs, with a view of obtaining information whenever questions arose, upon which we desired to obtain local information. I refer, of course, rather to specific matters of interest in the district.

38,151. You are aware that in many of the counties the Chambers of Agriculture and farmers' clubs are of considerable value, from a practical point of view, as sources of information?—Yes.

38,152. They comprise some of the most active and most able representatives of agriculture in the counties?—Yes, that is so; and we are very anxious indeed to do everything in our power to foster local agricultural associations, whether Chambers of Agriculture, or farmers' clubs. My view would be that if we ever get agricultural correspondents, they will, as a part of their duties, always attend the meetings of the Chambers of Agriculture, and farmers' clubs, and agricultural societies, so that they may be a link between the Board and these societies. I think it would be desirable that these societies should be brought more closely into contact with the Board; I think it would be better for the Board, and better for the societies.

38,153. Do you not think the Board of Agriculture might do something, through those very means of obtaining systematic information, to promote the better organisation of these local Chambers of Agriculture, something more like the French *Syndicats Agricoles*?—Yes; that is very much the ultimate policy to which we are directing our thoughts. I should say that few things are likely to be of more benefit to agriculture than the active association of farmers in these local institutions, and in connexion with these local institutions, with the central Department here.

38,154. You are aware that too many of these local associations, and Chambers of Agriculture are mere vehicles for letting off steam rather than for practical work?—Yes. That is not in itself, as the Commissioner knows, a useless function, but we should hope to add other more useful functions. We should like to make them more analogous to the French *Syndicats Agricoles*.

38,155. My questions are pointing very much in the direction of your answers, that is, I should, like to ask this, whether you do not think you could promote the formation of working committees of these Chambers of Agriculture to provide you with the information which you wish, and whether that would not be a short way of making these bodies useful and practical instead of being merely debating societies?—Of course there is always a certain danger of Government intervention in matters of that kind. I should scarcely like to say off hand whether it would be desirable that a government department should take active steps to promote the formation of these bodies; but I am sure that the more closely we are brought into communication with them the better.

Local agricultural correspondents.

38,156. Would not the sort of machinery which I suggest form itself if you appealed to them for the purpose of giving to you more accurate information under specific heads?—I think it is very possible, and I think that suggestion very well worth consideration; but I am inclined

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to think that it would be desirable that we should have one single individual upon whom we should have a distinct hold, rather than that we should simply leave the local institutions to discuss matters, and to send us as much or as little information as they pleased.

38,157. I think you said that the representative need not be entirely at your own disposal?—Certainly not; on the contrary, I can scarcely conceive of any cases in which it would be desirable that he should be entirely at our disposal.

38,158. So that the salary need not be exorbitant?—It would not be very much more than a nominal retaining fee, very much of the same character as is paid to the Labour Correspondents of the Labour Department of the Board of Trade.

Estimates as to out-put of growing crops.

38,159. As to the information about crops abroad, I should like to ask you whether the Department has taken any steps to verify the prophecies which are made in the United States certainly, and I daresay in other countries, as to the probable crops?—No, we receive the official information contained in the official reports, but we have no means of examining and testing that information.

38,160. In certain periods of the year the American Agricultural Department, I believe, announces the probable results of the various crops in the country; have you taken any steps to ascertain how those prophecies in certain months correspond ultimately with the results?—That would be one of the advantages to be gained, I think, by the existence of special agricultural representatives; they would be able to place themselves in communication with the agricultural departments with a view of finding out what the figures published really mean.

38,161. If you had an average of three or four years you would be able to give the British farmer a better opportunity of judging how far the next prophecy is likely to be true?—Of course an average of three or four years is better than one year, but it also depends upon the value of the information averaged. If there is a fundamental error in each of the four years, your average is not much better than taking a single year.

38,162. (*Mr. Little.*) Except for the comparative purposes?—That is assuming that the error is always the same and always one way.

38,163. They generally balance one another to some extent, do they not?—Yes.

Board of Agriculture and county councils.

38,164. (*Mr. Everett.*) With regard to the sources of information, I would respectfully suggest that it is well worth the Board of Agriculture considering whether they would not put themselves in communication with the different county councils. My impression is that the county councils would be glad to appoint agricultural committees out of their bodies to answer any questions in a regular way which came from the Board of Agriculture, if we had a regular official means of communication between the county councils and your Board?—I should say that that suggestion is very deserving indeed of consideration. Perhaps I may be allowed to say that I have desired to emphasise the need the Board feel for obtaining further information, rather than to particularise the means by which we should obtain that information. There are many points to be considered in connexion with the means, but I rather wanted on behalf of the Board to bring before the Commission the need that we feel.

Journal of the Board.

38,165. The only other question I have to ask you is this, whether it is your intention to give such information as the consuls and other sources put you in possession of, in the journal which you are now beginning to publish, so that by means of that the agricultural classes can know what you know, that is likely to be of interest to them?—Yes, that is the case. We have already done that in the two numbers of the journal which have been published. That was one of the objects of the journal.

Inspectors under the Lands Improvement Acts.

38,166. (*Mr. Little.*) One question about the inspectors: I think you contemplate making some use of the inspectors under Land Improvement Acts, as referees for special purposes?—Yes, I regard them as the nucleus and the very heart of any staff of correspondents. They undoubtedly are the most valuable means of information, but the very fact that they are so valuable, makes it at times difficult to ask them to report to us about smaller matters.

38,167. Would it be necessary to assign to them definite areas such as they have not at present?—I think some movement in that direction would probably be found desirable.

38,168. They are not now confined to one particular district, nor is their district very accurately defined?—That is the case, and I think our organisation perhaps is deficient in that respect.

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38,169. (*Sir Nigel Kingscote.*) I see that when you were here last Friday Mr. Everett asked you about the expression "cultivated areas" which is used in your returns?—Yes.

Definition of expressions used in agricultural returns.

38,170. You ended your answer in this way: "We have "got rather into the habit of including grass in the cul- "tivated areas." My experience has been that this term has been very much misunderstood, and I do not know whether the Board could alter it in any way?—It is an expression that we rather use colloquially than officially. I think I gave in answer to the Commissioner the full heading in the published returns.

38,171. "Total acreage under all kinds of crops, bare "fallow and grass"?—That is so.

38,172. Do you think that is too comprehensive?—No.

38,173. Would you not divide it up?—I do not think it is too comprehensive for the purposes for which it is used. Practically that term denotes all the land in respect of which we obtain returns.

38,174. Do you think it would be advisable to keep it as it is?—I think so. I do not like the expression "cul- "tivated areas," but I do not know of any expression which would include everything that is mentioned under that heading at all well.

Uniform weights and measures.

38,175. May I ask whether in getting out your returns you find any difficulty owing to the great difference of the weights and measures throughout the country?—I do not think for the purposes of our statistical work that we have experienced any great difficulty under that head.

38,176. Have you ever heard it stated that there is a great disadvantage in the different weights and measures?—There is, of course, always a disadvantage arising from the absence of uniformity in matters of weights and measures, but it is a defect which probably time and growing custom can alone remedy. As the Commissioner knows, the question of the manner in which corn is sold is one which has been fully considered by a Parliamentary Committee.

38,177. You have never had it brought before you very strongly that there was a great disadvantage in the case of two neighbouring towns—say Bristol and Birmingham—owing to the difference of calculations for sale by weight or by measure, which make it extremely difficult mentally to calculate what is meant by each measure?—I should quite agree that there are many inconveniences attaching to varying customs of sale in towns in close proximity to one another. My hesitation arises from the fact that I do not think legislation could remedy the deficiency.

38,178. Could it not?—I do not think it would be possible to compel persons to depart from long established custom and to adopt a new custom.

38,179. Do you think it would be impossible to have the same standard of weights and measures for grain—we will say—made compulsory throughout the country?—Perhaps I ought not to say that it would be impossible, but there is a very large amount of inertia and custom to be set aside. I think we are improving in regard to our weights and measures; but I am not quite sure that a new statute would have an immediate effect.

38,180. Not if it were made compulsory?—There are some things which you cannot make compulsory.

38,181. (*Mr. Little.*) Is it not the fact that in France, where the decimal system has been legally established for pretty nearly a hundred years, bargains are made and sales effected locally on the old weights and measures?—Yes; I believe that is the case, and of course some of the old denominations are still used in connexion with the currency. It is extremely difficult to alter long-established customs, I did not express my opinion with any hesitation as to the advantages of a uniform system, but I think we may expect too much from a mere legislative enactment.

Inspectors under Diseases of Animals Acts.

38,182. (*Sir Nigel Kingscote.*) You have a certain number of travelling inspectors, I believe?—Yes, but we no longer call them travelling inspectors. They are really inspectors for the purposes of the Diseases of Animals Act.

38,183. Simply for that?—We can use them for other purposes, but that is the primary object of their appointment.

38,184. In their vocation, as it at present is, have they not very frequently to come in contact—and in intimate contact—with the farming community?—That is so.

38,185. It occurred to me whether they could be used in the way you have indicated before in other branches of the

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Board of Agriculture?—I think that might be possible as time goes on, but up to the present they have been fully occupied with their own special work, and the great majority of them have only been appointed within the last year. They have as yet obtained no sufficient experience of things.

38,186. I suppose these gentlemen have at times very hard and onerous work?—It is very hard and onerous work indeed, and very difficult work to perform without friction.

Educational branch of the Board.

38,187. (*Chairman.*) We will now go to the next branch in the Department, namely, the educational branch. Will you describe the details of the duties of the staff?—In the first place, in the educational branch of the Department we undertake business and correspondence connected with the administration and allocation of the parliamentary grant or agricultural education. We examine, discuss, and amend, schemes for the organisation of agricultural teaching bodies. We inspect educational institutions which come to us for financial aid. We examine and report on schemes of examination, and we confer, when so requested, with county councils and local bodies respecting their systems of agricultural education, advising them thereon, inspecting the work when in operation, and reporting thereon for the information of the councils or local bodies.

Parliamentary education grants.

38,188. A grant was first given in the year 1888 for this purpose, I think?—In the year 1888–9.

38,189. It then amounted to 5,000*l.*?—Yes, a sum of 5,000*l.* was placed at the disposal of the then Agricultural Department.

38,190. It has since been increased to 8,000*l.*?—Yes.

38,191. Is that the amount at which it now stands?—Yes, it now stands at 8,000*l.*

38,192. Then in the interval considerable sums have been placed at the disposal of the county councils under the Local Taxation Act, 1890, I think?—Yes, that was so. The Board then began to look for something of more than merely local value in the institutions aided.

County council education grants.

38,193. Have you kept yourself informed as to what has been done by the county councils?—Yes, as far as possible; and we have certain information which we have gathered from Parliamentary Returns, which is included in the memorandum I have laid before the Commission, showing the progress of agricultural education since the year 1888 up to the present time.

38,194. Do you know how much of the funds at the disposal of the county councils is devoted to agriculture?—No, that information is not obtainable with exact precision, but agricultural subjects certainly form an integral portion of the various schemes of technical education, which county councils have adopted under the Local Taxation Act.

38,195. You cannot form an opinion how much is devoted to that branch?—No; I think information on that subject would be better obtained from the Science and Art Department or the Education Office, because they have direct information on the subject of the administration of the local taxation moneys.

County councils and agricultural education.

38,196. Have you not got any information in your Department on the subject; one would be disposed, in view of your own grant of 8,000*l.* a year, to think it would be well to ascertain in what directions the county councils are moving too?—We have information as to the directions, and I can give information to the Commission on that point. My answer was directed rather with reference to the financial question. The instruction given by the county councils includes dairying (comprising practical butter-making and sometimes cheese-making), horticulture, poultry-keeping, and instruction in certain processes of agriculture, such as ploughing, hedging, stacking, &c. Then the county councils give evening lectures in matters relating to farm life and practice and demonstrations in the open field in matters relating to the economical manuring of land. Dairying is taught by 47 out of the 49 counties of England, the two exceptions being London and Middlesex.

38,197. Out of the county council funds?—Yes.

Distribution of educational grants by the Board.

38,198. Out of your own funds—the 8,000*l.*—about 4,600*l.* appears to be given to England and Wales mainly in support of the collegiate centres?—Yes. Since 1891–2 we have adopted the policy of devoting the greater part of the aid which the Board can give within the limits of their grant to the support of the work done by the large collegiate centres which already exist, and which we are endeavouring to foster in places where they are still required.

38,199. You made grants to seven colleges apparently?—We make grants at the present moment to seven collegiate centres in England and Wales, and to two or three in Scotland.

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38,200. Which are the colleges in England that you assist?—In England we assist by substantial grants the Durham College of Science at Newcastle, which is working for Northumberland and Durham and probably Cumberland, and which we think should also cover Westmoreland, the Yorkshire College at Leeds, which is working for the three Ridings of Yorkshire, the University College at Nottingham, which is working for Nottinghamshire alone, but which will shortly be doing work for Derbyshire and Leicestershire, and we think should also include Lincolnshire, Rutland, and Northamptonshire, the Cambridge and Counties Agricultural Education Committee at Cambridge, which we hope will eventually act as a centre for all the eastern counties, and finally the University Extension College at Reading, which is at present working for Berkshire, Oxfordshire, and Hampshire, and we think may ultimately be expected to do the same for Wiltshire, Bucks, and Middlesex, and possibly Dorset and the Isle of Wight. Those are the five centres at present existing which we aid in England.

38,201. (*Mr. Lambert.*) You have none in Devonshire, Cornwall, or Somerset?—No, but we think it is possible that those counties may eventually be served by the new University Extension College at Exeter which I believe is in process of constitution.

38,202. Will you make any grant to that college if it is constituted?—We always hesitate to say that we will make a grant, but we should certainly hope to be in a position to make a grant.

38,203. (*Chairman.*) Then what are the centres in Wales?—There is the University College of North Wales at Bangor, which is engaged in working for Anglesea, Carnarvon, Denbigh, Flint, and part of Montgomeryshire, and the University College of Wales at Aberyswith, which is engaged in working for Cardigan, Merioneth, part of Montgomeryshire, Radnor, Brecon, Carmarthen and Pembroke.

38,204. What is being done in Scotland?—In Scotland the centre system is not nearly so well advanced as in England and Wales, and it is not yet certain if it will answer for that country so well as for England. At present the Glasgow College does work for some of the south-western counties, but the work is not very clearly defined, and the relations between the counties and the college are not so close as they are, as a rule, in England and Wales. In Edinburgh, under very influential auspices, a scheme for the organisation of a fully equipped agricultural centre in connexion with the university, which we hope will consolidate several permanent teaching agencies, is being gradually elaborated, and a beginning in the same direction has been attempted at Aberdeen.

38,205. Have any of those colleges also received assistance from the county councils?—They undertake teaching work for the councils, for which they receive payment from the councils.

Students at agricultural colleges.

38,206. What class of students are received at these colleges?—There are several classes of students. Possibly it would be convenient to mention the different heads under which we think the collegiate centres may with advantage work. There is first of all the technical training of the teachers, mostly belonging to the elementary schools, who are capable of giving instruction to lads in evening schools and classes. Then we think the collegiate centres may provide experts for giving instruction in various branches of practice, such as dairying, horticulture, poultry keeping, and the like. Then there is the provision of instruction to actual farmers in those matters, of a semi-scientific, semi-practical character, which are now usually classified under the head of extension lectures, and which comprise such subjects as the economic use of artificial fertilisers and feeding stuffs, the injurious insects, and other pests affecting farm crops, and methods of their prevention or cure, the hygiene of the farm, and the treatment of stock in health or disease. Then they should conduct stations of field demonstration and experiment; they should provide courses of scientific instruction likely to be of use to the sons of farmers in the district at a cost within the reach of the class for which they are intended; they should also be the means of intercourse between the staff of the college and the farmers in the neighbourhood, so that agriculturists of the district may turn to the college for information and assistance in every matter of a scientific character; and then they should also constitute a body of scientific experts to whom the county councils may refer for assistance. Of

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course all those objects are not fully attained at the existing centres, but that is the direction in which we are working.

Agricultural teaching by Science and Art Department.

38,207. What is done through the medium of the science and art classes?—One of the subjects taught at the science and art classes is the subject styled "Principles of Agriculture," in respect of which grants are awarded to the teachers by the Science and Art Department of the Education Office. The syllabus has recently been recast, and it has probably been brought into more actual relation with the necessities of the case than was previously the case, but we are not responsible for it, and it is a matter upon which the Commission might preferably examine an officer in the Science and Art Department itself.

Evening continuation schools.

38,208. Then with regard to evening continuation schools?—A distinct step has been taken forward in that direction during the last year or two. A code with a practical scheme has been prescribed by the Education Department, and it is to be hoped that that will further the interests of agricultural instruction in the rural districts.

Public money for agricultural education.

38,209. I suppose you cannot form an opinion as to what public money, on the whole, is devoted to agricultural education, taking all these different heads together?—No; it is rather difficult to do that. The only grant in respect of which we have any actual function is the grant of 8,000*l*. We are, from time to time, in communication with the Science and Art Department and with the Education Department, as to matters of agricultural education falling within their jurisdiction; but we have no direct information.

38,210. The funds at the disposal of the county councils are very considerable?—Yes; they are; and although I cannot say what is the cost of the work, undoubtedly they have done, and are doing, a very considerable work in the development of agricultural education generally, and especially in dairying.

Elementary school teachers trained in agriculture.

38,211. (*Mr. Channing.*) Have you any information as to the number of elementary school teachers who are receiving any training in agriculture and agricultural subjects to fit them for dealing with those subjects in the elementary schools?—No. A large number of elementary school teachers do receive a certain amount of instruction at some of the collegiate centres, but I have no statistics on the subject.

Number of students at agricultural colleges.

38,212. Cannot you give us any idea of the number of students in connexion with the agricultural grants at these various colleges?—Detailed information is given in the annual report that we publish, and it would probably be possible to reduce the statistics in that report to a tabular statement. If the Commissioner would wish it, I would endeavour to see whether some tabular statement of the kind could not be prepared and put in.

38,213. The question I asked you was really in this direction: to know how far the want had been already supplied, or how far it would be necessary to considerably supplement these grants in order to obtain an adequate supply?—I think that some increase of the grant will very shortly become absolutely necessary; but in some of the counties where the collegiate centres are fairly well organised, as in the case of Yorkshire for instance, practically no further financial assistance is requisite. I visited the Yorkshire College, at Leeds, a few weeks ago, and I was then assured that, except in one single direction, the Board could do nothing more to further agricultural education at the present moment in connexion with that college.

Yorkshire College, Leeds.

University College at Nottingham.

38,214. What is being done at the Nottingham College; are the students there in connexion with the agricultural classes, farmers or sons of farmers, or are they persons preparing for employment as surveyors or agents?—The University College at Nottingham is not very fully organised, that being one of the centres in process of organisation. The class at present at the college, according to the latest information we have, consists of seven second year students, of whom five are county scholars, and six first year students, of whom one is a county scholar. The students mostly come from Nottinghamshire; but one comes from Derbyshire, and another from Leicestershire; the majority are sons of land agents or farmers.

38,215. Are they receiving a general training in agricultural subjects?—Yes.

38,216. Is that college doing anything with elementary teachers?—I think that college is not doing anything at the present moment in regard to the training of the elementary teachers, but we should hope that that is one of the directions in which development will be possible. At the Yorkshire College the training of elementary teachers is going on to a very full extent.

38,217. Is there an intention to start a college at Cambridge in connexion with the Committee?—The Committee will make use of the facilities afforded at Cambridge itself, of course, at the colleges, but there again the arrangements are not by any means complete, and the centre is not a fully organised collegiate centre.

38,218. Then in the case of any suggestion in connexion with the University College at Nottingham—for instance, that certain other counties shall be included in the scope of the college—is that meant by the Board as a recommendation to the county councils to give scholarships, or anything of that kind in connexion with the college?—Yes, that is so. During the financial year 1893–94 the expenditure has been partly met by county council contributions amounting to 505*l*., and we gave 400*l*. Our policy as regards these grants has always been to use them to supplement the grants made by the county councils of the area through which the college was intended to work.

38,219. I suppose you would adopt the remark made in the report of the Bangor College, I think, that this Government grant, as it were, operates as a guarantee to the county councils and associations that the money will be well spent?—No doubt; just as in the same way the fact that the county councils contribute to the finances of the college is a sort of guarantee to the Board that it really meets the wants of the locality, and is in touch with the farmers and agriculturists generally of the locality.

38,220. Your recommendation with regard to Northamptonshire, for instance, would be interpreted, then, as meaning a recommendation from the Board that the county council should provide facilities in the way of scholarships for exhibitions to agricultural students of Northamptonshire to attend the Nottingham College?—Yes, that is so, and that there should be full co-operation between the county council for Northamptonshire, which is already doing important work under the Local Taxation Act, and the college, which is a sort of centre of higher instruction for a comparatively wide district. We look upon co-operation between the county councils and the colleges as essential for the success of our general scheme.

38,221. (*Mr. Lambert.*) Do you attach great importance to the fact that the Board of Agriculture should have the dispensing of this money?—No.

38,222. In preference—I would go on just to explain it—to the localities?—Of course the localities dispense their own funds. We have a small grant, which we use for purposes of something more than a local character. We use them in aid of higher agricultural education for a district comprising several counties—for a large district.

38,223. My idea was that there should be some kind of co-operation between the local authorities and the Board of Agriculture, so that there should be some system in their actual outlay?—The contributions of the local authorities, no doubt, are made with some regard to what the Board are doing, and the Board make their contributions with considerable regard to what the local authorities are doing. Each of the two authorities, the central authority and the local authority, distributes its own money with a knowledge of what the other is doing.

Experiments in agriculture by the Board.

38,224. Do you think it would be possible in such a case as Essex, where the cultivation of the land, if it is to be cultivated at all, must change, that the Board of Agriculture could carry out such experiments in grasses and such like as would enable the Essex farmers to benefit upon a point on which I believe the report of the Sub-Commissioner stated that they were somewhat in the dark?—I dealt with that question to some extent in a previous portion of my evidence. I said that we attached very great importance to the increase of the scientific assistance at our disposal, and that we were in communication with the Office of Works with a view to making arrangements so that the staff at Kew Gardens could give more continuous attention to matters affecting British agriculture. I should certainly think it extremely desirable that, if it is necessary to supplement the work which is being done by private agencies in scientific experiments of this kind, the Board should be able to do it; but a great deal of work is being done by private agencies, of course.

38,225. The cultivation that is being carried on at Kew Gardens would hardly be synonymous with, or similar to, the cultivation that would be carried on in Essex?—No, I did not mention the work that is being done at Kew Gardens as fulfilling our requirements, but in Kew Gardens we have a botanical organisation which, in our opinion, can eventually be made much more use of for British agriculture than is at present the case. It probably would be necessary, that the actual experiments in a matter of that kind should be made down in Essex on the Essex lands;

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but the botanical staff at the disposal of the Government at Kew might with advantage be entrusted with the supervision of the work.

38,226. I quite agree, but do you think the Board of Agriculture could undertake such an experiment as an experiment upon the growth of grasses upon Essex land, and then disseminate the information thus gained amongst the farmers of Essex?—I think we ought to be in a position to undertake experiments of that kind, if we were satisfied that those experiments were not being done by private agencies. We are rather working in that direction. I mentioned that we were in communication with the Office of Works and Kew Gardens with a view to placing ourselves in that position.

38,227. I understand that you want to be quite guarded, but otherwise you would discourage private enterprise?—Very much has been done for British agriculture by private enterprise, and anyone who is acquainted with the records knows that it has been done in a way in which a Government Department could not have done it. But there are points on which I think it is quite possible that the Government might supplement private enterprise.

Effect of educational grants upon agriculture.

38,228. (*Mr. Dalton.*) You would have no doubt that this small grant has been spent in very useful and productive work, I presume?—I have no doubt at all. I believe that this small grant has really galvanised the whole position as regards agricultural education. It has, I think, stimulated agricultural education with very great advantage all over the country.

38,229. (*Mr. Chaplin.*) In the first place, I want you to bear in mind that, in the questions I am going to ask you, I am referring to dairy education almost entirely. As far as you are able to tell us, I think the Commission would like to know what you think have been the general results of the grant which was first given by the Government to the Board of Agriculture or the Privy Council in 1888–9, and since the large sums were placed at the disposal of the local authority, for the purposes of technical education, by the Act of 1890. What effect has that had upon improved dairy farming in the United Kingdom?—I have no hesitation in saying that all the evidence which reaches me shows that that grant has had a most beneficial effect. I remember that some little while ago, the Northumberland County Council issued a circular to students who had attended the dairy classes at the Durham College, and inquired what had been their practical experience. A very large percentage of the students said that their practical experience was, that they got more for their butter than they formerly got. I see before me, in connexion with the Bangor College, that the report of the Welshpool Dairy School is, that increased prices have been obtained for their produce by those who had come under instruction there, especially cheese, which fetched 10*s.* to 20*s.* more per cwt. Then at Denbigh, the report from the school there says, the butter and the cheese in the district have greatly improved, and prices are better. At Bangor, again, an improvement in the quality of the butter of the district is reported, and prejudice is being overcome, and the sale of modern implements is continuing. All the evidence goes to show that the work which is being done, the stimulus which is being given to sound instruction in dairying, has had an actual practical benefit.

38,230. As far as you know is the instruction which is now being given under those circumstances pretty general, or is it limited to certain districts?—It is pretty general. As I stated, dairying is taught by 47 out of the 49 county councils in England, the two exceptions being London and Middlesex; and by all 13 in Wales. In Scotland dairying is taught by about 18 out of 30 administrative counties.

38,231. Before that time was everything left to voluntary effort?—Before the original grant of 5,000*l.* everything was left to voluntary effort. Then came the period when there was a Government grant of 5,000*l.*, and something was done in consequence of that grant. Then came the Local Taxation Act, which put considerable funds in the hands of county councils, and still more has been done.

38,232. (*Sir Nigel Kingscote.*) In what year was it begun?—The first grant was in 1888–9.

38,233. (*Mr. Chaplin.*) And the Local Government Act is 1890?—Yes, 1890–1.

38,234. It is the case, I think, is it not; or perhaps you will tell us as far as you can, that before that period when the first grant was given, in a vast number of counties in England the manufacture of butter and of dairy produce generally, was very bad and very inferior?—Yes, that is so.

38,235. From the information at the disposal of the Board do you find that there has been a marked improvement?—I think there has been a considerable improvement; but I am also satisfied, from the information which reaches me, that there is still room for improvement, and naturally these dairy classes and demonstrations have had to gain the confidence of persons engaged in practical work. There was a distrust of them at first, but they are gradually establishing themselves, as we believe, in the confidence of those who are practically engaged in the work, and that is having an effect.

38,236. Where they do take root at all they excite great interest, I believe; is that not so?—Yes, that is so; and I should say that they are exciting increasing interest, that the distrust of the farmer in any scientific training in practical matters, is diminishing.

38,237. But to confine ourselves for the moment to dairy education, there is still, in spite of what has been done already, a very large field for further improvement?—Yes, I think a large field for further improvement.

38,238. Improved dairy farming has great advantages, I understand; the returns are so quick, are they not?—The returns are quick.

38,239. There has been a marked rise in prices wherever the material has been better?—That perhaps is putting it too broadly; but, as is evident from the extracts I have read, these dairy schools have ensured better prices in many districts.

38,240. The work is very often done by travelling dairies, is it not?—Yes, the work is ordinarily carried out by means of travelling dairy schools, where courses usually of ten days are given in the improved methods of butter making.

38,241. Is it not often the case—I am speaking now from my recollection of the reports—that after a district has been visited you receive most encouraging reports of the results of the sales of their butter when they have made it on the improved principle?—Yes, such reports as those from which I have quoted, but I should not wish it to be inferred that everything has been done that can be done.

38,242. Assuming that it should be regarded, or proved to be a matter of great importance to promote the dairy industry in the United Kingdom on a much wider scale by every possible means, so as to enable the dairy products produced in this country to take the place to a considerable extent of the dairy products that we annually import—if that was the object in view, how, in your opinion, would that best be obtained—by making an effort to extend it through the means of a central authority, or by the local authority, as it is being done now?—I think you would be bound to keep in view the fact that the county councils have taken up this work since they have had at their disposal the grants under the Local Taxation Act, and encourage them in every possible way to go on with their work.

38,243. Is their work inspected now by the Board of Agriculture; have you any *locus standi*?—We have no *locus standi*; but in 1892–93 the work of Northumberland, Cumberland, and Hampshire, was reported upon by us at the request of the county councils; and in 1893–94 we reported on these counties again, and also on the counties of Berkshire, Cheshire, Derbyshire, and Essex; that is, those county councils came to us and said—I am putting their statements very freely—"We are working to some "extent in the dark, will you let your inspector come and "inspect our work and make a report upon it." That has been done in these seven cases, and, I believe that our inspection has been beneficial to the county councils. I think the county councils themselves would say so. That that was the case is proved by the fact that they came again to us for inspection the next year.

38,244. Where you make grants from your own fund of 8,000*l.* which is at your disposal, I understand you make them on the principle of payment by results; that is, you inspect the work and make a fresh grant for the following year rather in accordance with the work that has been done, is that not so?—Yes, we always inspect before we make the grant; but, of course, the amount of the grant is dependent upon a good many considerations.

38,245. I rather gather, then, that your general opinion is this; that in any effort which is made to extend dairy farming in this country, you would avail yourself of the local machinery existing at present?—Yes, I am sure that I would do so. So much has been done by the county councils that it would be very desirable to take advantage of the fact, and to stimulate them to further work in every possible way.

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38,246. Can you suggest anything to the Commission which would have, in your opinion, the effect of further promoting it?—No, I do not know that I could. The fact that the Commission regards the work as of importance will probably help us to obtain the small increase of our 8,000*l.* grant, which will eventually be necessary; but I think all the organisation exists, and I think it is growing up satisfactorily. Of course, the organisation of technical education generally is a matter upon which a good deal has recently been said, and probably some improvement is necessary. Technical education, of course, would include the agricultural education of which we are now speaking.

38,247. What I rather want to arrive at is this: I regard it myself as offering perhaps one of the most important openings for agriculture at the present time that you can find in any direction. Is there anything that can be done by the Board of Agriculture, if they had the means at their disposal, that you could suggest, which would enable them to promote and push the extension of dairy farming all over the country as much as possible?—No, I do not think so. I think that the county councils are doing extremely good work out of the funds at their absolute disposal; and although I think that, in common with all kinds of technical education, possibly the organisation of the county councils might be improved, I do not think there is much room for the intervention of a central authority, excepting in connexion with the development of those collegiate centres to which we are steadily directing ourselves.

38,248. I apprehend that we must be a very long way behind Denmark and other foreign countries—some parts of France, for instance—in dairy farming at present?—I should say that we are very much less behind than we were, and that we have now all the means of providing as much education in dairying as is necessary. I should say that there was much work to be done, but that the whole thing is moving forward very well. I can come to no other conclusion from the information before me.

38,249. Is it still the case that Danish butter and foreign butter as a rule command a much higher price than English butter?—I should wish the Commission to understand that I quite think there is very considerable room for further work; but that, in my opinion, we have now all the means and organisation for the purpose.

38,250. What I want to arrive at is what is to be done, and what can be done in order to put that organisation into thorough operation?—I think the organisation is in thorough operation, but of course you cannot suddenly improve the value of the whole product; it must be all over the country, in every farmhouse where butter is made, a matter of growth. I think the growth up to the present time, since the 5,000*l.* grant was originally given, has been very considerable indeed. I think the growth has been a rapid growth, and I do not see any means by which you can accelerate the rate of growth.

38,251. Supposing that instead of a grant of 5,000*l.* you had had a grant of 50,000*l.* placed at the disposal of the Board of Agriculture at that time, could you not have made much more rapid progress with improved dairy farming; could you not have established schools and given instruction in all parts of the kingdom?—Of course very considerable funds were placed at the disposal of the county councils in 1890–1. I think my answer would be—it is a matter of conjecture—that if 50,000*l.* had been placed at the disposal of the Board in 1888 rather than 5,000*l.*, and there had never been a Local Taxation Act, not so much would have been done. I think the local authorities have each in their own counties done more to stimulate the work than the central department could have done.

38,252. I am afraid it is still the case, is it not, that in many districts of England, if you go to farm-house after farm-house, or cottage after cottage where butter is made it is abominable?—That is the case, one knows it from one's own personal experience.

38,253. Still you can recommend nothing to improve that state of things except the existing machinery?—The existing machinery is a very powerful machinery. In such a matter as dairying you may provide more means for education than are really useful.

38,254. In Denmark and France encouragement is given to it entirely by the central authorities, is that not so?—I am not sure that that is the case. We have, of course, local authorities in this country who perform many functions which the central authority performs in foreign countries.

38,255. Shall we get the information about Denmark in the memorandum you were good enough to say you would let us have?—I will try to include information on the subject of education. I should like to emphasize the fact that in consequence of the Local Taxation Act, and the powers given to the county councils to aid technical education, and especially agricultural and dairy education, you have enlisted the practical interest of large numbers of persons all over the country, who form the technical education committees of the county council work, a beneficial result which would not have accrued, I think, if the central authority had endeavoured to do it all.

38,256. I suppose that both in Denmark and in France they have had a very considerable start of us in giving encouragement to improved dairy work?—I think there is no doubt about that.

38,257. Do you recollect when they began; will that information be supplied to us too?—I am not quite sure that we know that; but I will look up the point.

38,258. (*Mr. Gilmour.*) Have you any statistics to show the class of man who gets the benefit of this education at the local centres or collegiate centres that you advocate so strongly?—There are many different classes. As regards the long courses given, the classes which are benefitted are, as far as I can ascertain, of a slightly lower social scale than those who go to Downton or Cirencester. They are, to a very great extent, persons intending to be farmers or land agents. The fees are usually lower, lower than at Downton or Cirencester, and consequently intending farmers or land agents of a slightly lower class avail themselves of them. Then, of course, there are the teachers. So far as the short courses are concerned, the persons attending are usually actually farmers' sons, or persons actually engaged in the business of agriculture.

38,259. Would you consider the most practical steps for the county councils to carry out the spread of agricultural education, to be the proper instruction of Board School teachers, so that they can teach the rudiments in their different schools or districts?—The elementary schools are expressly excluded from our purview; it is for the Education Department to adjust the claims of the different branches of education to be given in an elementary school. Possibly, in my position I should be inclined to attach too much value to the necessity for agricultural education; but it is for the Education Department to weigh the advantages of the different kinds of education.

38,260. (*Sir Nigel Kingscote.*) As regards the experiments, did I gather from what you said that you thought the Board of Agriculture could undertake experiments, on a small scale we will say, but on a sufficient scale—for instance, the growing of grass on land in Essex, or anything of that sort in different parts of the country?—I think we ought to be in a position to do any work of that kind when we are satisfied that it is not being fully and sufficiently done by private agencies. I was suggesting that the Board of Agriculture ought to have a more complete scientific staff than is at present at their disposal. We have made a step as regards the obtaining of botanical assistance; but if it had not been for our technical adviser, Mr. Whitehead, who is a member of this Commission, we should have been absolutely devoid of the assistance of any one who knew anything whatever about botany. Our scientific staff is ludicrously small for an Agricultural Department.

38,261. You think you would like to see it increased gradually?—Yes.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

For Mr. Elliott's further evidence, *see* page 190.

Seventieth Day.

Thursday, 13th December 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Charles Isaac Elton, Esq., Q.C.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.
Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., Alan Mackinnon, Esq., *Assistant Secretaries.*

The Right Hon. Lord Farrer called and examined.

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38,262. (*Chairman.*) I believe you were a member of the Gold and Silver Commission which reported in 1888?—I was.

38,263. And also of Lord Herschell's more recent Indian Committee?—I was.

Views on the currency question.

38,264. You were one of the six members of the Gold and Silver Commission which signed the report of the monometallist members of that Commission?—Yes, I was.

38,265. Have you read the evidence given by Professor Foxwell, Mr. Everett, and Mr. Hoare before this Commission in favour of bimetallism?—Yes, I have.

38,266. And also that of Mr. Giffen?—Yes.

38,267. Have you recently stated your views at length in an article in the October number of the "National Review"?—Yes.

38,268. I believe the six members of the Commission who signed the Monometallist Report were adverse to the scheme of bimetallism, and they reported that there was no conclusive evidence that gold had depreciated in value?—That is so.

38,269. The scheme of the bimetallists is to alter and depreciate the present gold standard, is it not?—That, so far as I understand it, is the object of the bimetallists.

38,270. They also propose a double standard?—And they also propose a double standard of gold and silver.

38,271. Will you explain what your view of that is?—I may say at once that when the Gold and Silver Commission reported, the subject was comparatively new, the investigation was an extremely difficult one, and the conclusions of the six members were expressed in language of very great moderation. So far from departing from the conclusions to which these six members came, I have seen every reason since then to be more and more confirmed in my opinion; and were I to have the wording of the conclusions of those six members now I should make that wording a great deal stronger than it was made then.

38,272. (*Mr. Chaplin.*) One of those six members has since changed his opinions, I understand?—So he has stated. So have I changed my opinions; they are much stronger than they were.

Effect of bimetallism.

38,273. Will you state shortly what, in your opinion, is the effect of the proposal to adopt a double standard?—The effect of the proposal, as I understand it, is twofold; first, to degrade the present standard, to have a standard which is of less value, and by that means to raise prices; and, in the second place, to do away with the break of gauge, if one may so speak, between silver and gold, and the difficulties which have arisen in the exchange between the gold and silver using countries. It is proposed for that purpose to open the mints of all countries to both gold and silver, at some fixed ratio, at present undetermined; but a ratio which, as I understand, from the bimetallists witnesses will be more favourable to silver than the present market ratio; and also—and this is the sting of the proposal—to enable debtors to pay their debts either in the one metal or the other as they please. That, I understand, to be the essence of the bimetallist proposal.

38,274. (*Chairman.*) I presume you will say that a proposal of that kind would require a very strong case for the change, and a very distinct proof of the feasibility and success of the proposed remedy?—Looking at the thing *à priori*, it would require a very strong case, indeed, for the change. A proposal to degrade our standard is a most serious proposal, and one that has always been looked upon with great disfavour by the greatest statesmen and economists. The proposal to tie two things together in a fixed ratio of value, the natural supply of which is different, and the demand for which is different, is also a proposal contrary to all our *a priori* notions of trade and exchange. It therefore requires very complete evidence on the part of those who support such a proposal, to show, first, that there is a need for it; secondly, that it is possible; and thirdly, that great advantages will arise from it. It is not sufficient for them to pick holes in the arguments of their adversaries; it is for them to establish their case.

38,275. (*Mr. Chaplin.*) In your opinion?—I say that it is so, and have no hesitation in saying that it is so, opinion or no opinion.

Arguments in favour of bimetallism.

38,276. (*Chairman.*) I think you understand that there are two main arguments in favour of the change; will you state briefly what you consider those two are?—One argument is that our own gold standard is imperfect; that, as the bimetallists put it, gold has appreciated, and consequently that prices have fallen, and that trade is depressed. That is one argument. The other argument is that there is a great inconvenience arising from the break of gauge between gold and silver.

Appreciation of gold.

38,277. With regard to the first of those arguments what have you to say?—I do not think the agitation in favour of bimetallism would have made any progress at all, if it were not for the notion that by adopting bimetallism we should increase the quantity of money and raise prices. The idea is that gold has appreciated, in other words, that the standard has become more valuable in comparison with commodities, and that consequently prices have been lowered, and that in consequence of the depression of prices industries of all kinds have been depressed.

38,278. It is on this main point that you principally propose to give evidence to-day, I believe?—That, I think, is the most important point of all, because I believe that if that can be disposed of the bimetallists will find no support for their agitation.

38,279. In your opinion, have the opponents of the present standard proved their case on this point?—I think they have totally failed to prove it, and I will proceed to give reasons why.

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38,280. Will you state those reasons as succintly as you can?—They are very fond of talking of the appreciation of gold. I object to that phrase altogether, and for this reason:—"Appreciation" and "depreciation" are words of relation which when applied to gold signify the relation between gold and something else. If you use the word appreciation with respect to a particular article, I can perfectly well understand it; but when you speak of the appreciation of gold simply you speak of it without reference to any particular article, and you speak of it as if gold had appreciated with reference to everything else. Not only have the bimetallists not proved that to be true, but I think I shall be able to show that it can be proved that that is not true: and I object to the use of a phrase which involves the conclusion to which they wish to come. The true form of expression would be, the fall of certain prices. What have the bimetallists proved? There is no doubt whatever that a large proportion, by far the largest proportion, of commodities that are sold in the wholesale markets of the country have fallen in value very greatly since about the years 1870–73. About that there is no doubt whatever; no one can dispute it. They refer to index numbers; index numbers of the Economist, index numbers of Mr. Sauerbeck, index numbers that are given by the Hamburg authorities, by Dr. Soetbeer. In addition, they ought to refer to the index numbers, that are given in the report of the Senate Committee of the United States on prices there. This report and its appendices appear to me to contain by far the most complete investigation of prices and wages that has yet been made. There is no doubt whatever, as I say, that in regard to the great bulk of those wholesale commodities sold in such markets as London and Hamburg, and New York, gold prices have fallen very largely within the last 20 or 30 years. But those prices are not the prices of all articles measured in gold, very far indeed from it. First of all let me say with regard to those index numbers and the lines or diagrams which have been constructed from them, that whilst it may be useful to have recourse to such expedients for the purpose of expressing a general conclusion, the use of those index numbers, and of the lines, is calculated to blind men's minds to the real facts of the case. If you will look at the list of those articles, and of the prices you will find that there is an immense variety. Some articles such as coffee and coal, and salt, have actually risen within this period; of articles which have fallen some have fallen more, some less. When you come to look at the causes which have affected the price of those different articles, you find that those articles have diminished most in price with respect to which one can see that there are causes having nothing whatever to do with gold or the circulating medium. I think therefore that it is very necessary to use great caution when we have these sweeping lines and index numbers. Again, when I look at the list of articles that is given by Mr. Sauerbeck, the list that is before this Commission, I see, in the first place, that they do not by any means comprise all wholesale articles. By far the greater part of them are either food, or raw materials, or something approaching to food and raw materials. There is hardly an attempt made to give the price of finished manufactured articles. If you are to have a complete induction those ought to be included. I do not say they would alter the general result; but in the United States report to which I have referred, the endeavour has been to include them, and consequently you will find manufactured articles included in this Senate Report. Then the prices in these lists do not include retail prices; and we should probably find that retail prices have diminished very much less than wholesale prices. That is rather a remarkable fact, because gold is frequently used in retail purchases, but gold is hardly ever used at all in wholesale purchases. Then those lists contain no prices of houses and lands, I will come to that presently; and they contain no reference whatever to some of the most important articles, which are measured in gold, viz., the price of labour, and of human service.

38,281. The six members of the Royal Commission on Gold and Silver in 1888, of which you were one, appeared to be under the impression that the wages of labour had fallen?—That was rather the impression, but we had no very distinct evidence about that.

38,282. Since then the public has at hand a good deal more information on the subject?—A great deal more information. I will come to that directly, but I should like, before I come to that, to refer to what appears to me to be the strongest argument for what is called the appreciation of gold, namely, the fact that prices rose from the beginning of the gold discoveries about 1850 to 1870 or 1873, when France and Germany adopted a gold standard; and that since that time prices have, on the whole fallen. The argument is (and I admit that it is *primâ facie* a strong argument), that improvements in transport and production were going on before 1870 as well as after 1870, and that although all those improvements in transport and production were going on still prices rose. The argument drawn from that is that that came upon a different monetary epoch, an epoch when gold was becoming more abundant, whereas whatever improvements there were subsequent to 1870 came upon a period when the supplies of gold were becoming less abundant, and when the demands upon gold were becoming greater. I will fully admit the force of that argument, and I will give what appears to me to be a complete answer to it. In the first place there was, as we all know, a great boom before 1872, one of those periods of speculation and feverish activity which resulted in high prices, which I conceive to have been one of the greatest misfortunes that this country has experienced in late times. I doubt very much whether we have even yet recovered from the effects of that boom. A still more important answer is that the improvements which have been effected especially in transport, have had a very much greater effect since 1870 than they had before.

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Improvements in transport and production before and since 1870.

38,283. (*Mr. Giffen.*) A greater real effect?—Yes, a greater real effect. It is impossible to go into this at the length which would be necessary to exhaust the subject. I have read a great deal about it, but I have nowhere read anything upon this point so good as is contained in some papers by the late Professor Erwin Nasse, which were contained in the Annual of National Economy and Statistics, published at Jena in 1888–89, I think after the Report of the Gold and Silver Commission. He there points out that the great wars of the century, the Crimean War, the Austro-Russian War, the Franco-Austrian War, the Franco-German War, the American Civil War, and the Indian Mutiny, all took place in the earlier part of the period in question, and that the period since 1873 has been comparatively peaceful, leaving free scope to the employment of accumulating capital and of industry in the arts of production and transport.

Effect of improvements in production and transport on prices of finished articles and raw products compared.

38,284. (*Chairman.*) By the earlier periods, do you mean 1850 to 1870–73?—Yes. He further points out that the effect of improvements in production and transport is cumulative; that both the chief building of railways and the development of railways already built in America and in India, in Russia, and other parts of the world, have taken place in the later period; that the use of the Suez Canal and the greatest improvements and economies in ocean navigation have taken place since 1870; that the improvements in European and American manufactures preceded these improvements in transport. and that whilst the earlier improvements in manufacture affected finished products, subsequent improvements in transport brought into use large portions of the globe hitherto uncultivated, and thus largely reduced the cost of agricultural products, *i.e.*, of food and raw materials, and through the reduction of the cost of raw materials, reduced still further the cost of manufacture—that the statistics of prices confirm this view, since they show that the cost of raw material rose much more than that of manufactured goods until 1872–3, and since then has sunk much more. He further points out that the fall in the prices of different articles, so far from being uniform, differs very greatly indeed; that the greatest fall has taken place in the case of those articles the supply of which are most affected by improvements in production and transport, whilst some articles, in the case of which there has been no such improvement, there is no substantial fall. To this he adds that since 1870 many nations, seeking to protect themselves against a fall of prices, have adopted a system of protection which is, as is well known, if it at first secures a higher price at home ultimately tends to glut, to over-production, and to low prices in free markets. One passage in this article is so important that I wish to put it in, and, if the Commission will allow me, to read it This is the argument upon which he places the greatest reliance "But the chief argument against attributing the fall " in price of the most numerous and important classes " of commodities to changes in the conditions of

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"production is, that in earlier periods also, great "advances were made in production without a general "fall in prices. From 1850 to 1873, the improvements "in the arts of manufacture in agriculture, and in the "transport system were not less than from 1873 to "1887; and was yet accompanied by a rising rather "than a sinking of the general price level. We will, "for the sake of argument, not raise the question "whether the advances in the arts of manufacture and "of agriculture were equally great in the two periods, "although it seems probable to us, for the reason "already given, that the spread and practical application "of the discoveries and improvements made in any "given place, took effect much more quickly during the "second period than during the first. But the essential "difference between the two periods consists in the "different development of the conditions of production "of nearly all vegetable and mineral raw materials. "In the earlier period, the advances in production "which were made in commerce, manufactures and "agriculture in times of vigorous economical develop-"ment, were, as a rule counteracted by the growing "difficulty of obtaining from the same area the "agricultural produce necessary for a quickly growing "population. In the very period just mentioned, from "1850 to 1873, which is generally chosen for com-"parison; there was a very remarkable rise in the "prices of vegetable and animal products. According "to the Hamburg tables of prices, the whole of the "114 articles chosen for comparison were, on an "average, 33·29 per cent. dearer in 1870–75 than in "1847–50, farming produce 44·9 per cent. and animal "produce about 54·57 per cent. The rise in the price "of all the other different classes of commodities "mentioned in these tables remained under an average "of 33 to 29 per cent." "In the second period, that "which dates from 1873, on the other hand, the case "was quite different. If we compare the prices in the "Hamburg tables from 1871–5 with those of 1886, "mining and smelting produce show the greatest "reduction in price, viz., 40 per cent.; after that "farming products sank 31 per cent. in price; then "textile stuffs, which are also agricultural produce, sank "24 per cent.; further animal produce sank 23 per cent. "while the average decrease in the price of all the 100 "articles amounted to 22 per cent. In the last 12 or "15 years the influence has been wanting, which in "the period immediately preceding, arose out of the "rising prices of most raw materials, the production "of which is dependent on the soil and counteracted "the decrease of expenses of manufacture and of the pre-"paration of the raw material. This is of the greatest "importance. A fall in the prices of the most impor-"tant raw materials for food and clothing, exercises a "much stronger influence upon the range of other "prices, than a reduction in the cost of production of "finished manufactured goods. The price of the raw "material forms a necessary part of the price of all "goods manufactured from it; the price of the article "finished for human consumption has only an indirect "and always a small effect on other prices." The fact is that it is during those years since 1870 that Asia, South America, and the western part of North America, have all been made to furnish us with raw materials, and with food. They have been developed. I came curiously enough since I was asked to give evidence upon an article by Mr. Mulhall in the "Contemporary" of December on the carrying trade, and the facts are so interesting that I think I may just give the summary. He gives it from 1860, but one must remember that when a railway is made it is not immediately of use, nor was the Suez Canal immediately of the greatest use. It is a matter of development; and consequently in the later period you have the carrying power much more developed than you have in the earlier period. Mr. Mulhall states that the carrying power of the world at sea has more than doubled since 1860, namely, from 21,000,000 tons in 1860 to 48,000,000 in 1892. One British seaman does as much in 1892 as four did in 1860. The mileage of railways in the world has increased from about 32,000 in 1860, to 141,000 in 1892; this increase has been much greater since 1870 than before. In the year 1850 the ordinary cost of land carriage for goods in Europe was 8*d.* a mile. In 1892 the ordinary average charged for goods in Europe and the United States was about 1*d.* a mile. Those are figures that I do not guarantee; I give them on Mr. Mulhall's authority; but I have no doubt that his figures with regard to the tonnage of the sea-carrying trade, and the mileage of the railways are accurate, as they are very easily accessible. The traffic of the world by land and sea has grown ten-fold since 1850. That entirely bears out Professor's Nasse's views.

Carrying power of the world at sea.

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38,285. (*Mr. Giffen.*) He does not distinguish between the growth after 1870 and the growth before that?—Mulhall does not.

38,286. That is the point I am putting to you now?—He does not in the figures I have now given. But he gives more figures; and he points out that you will find more figures there, and he says that the growth has been much more rapid, as I think our own tables would show, since 1870, than it was before.

38,287. I am asking the question because I think not; the growth of shipping was much more before 1870?—I think the whole development of shipping as well as railway business and the work done is greater since 1870.

38,288. (*Chairman.*) There has been a much greater extension of steam shipping?—A far greater extension of steam shipping.

38,289. The steam shipping would carry infinitely more in proportion than sailing vessels?—Yes, and freights have fallen much more since then than they did before.

38,290. Have you anything further on that special point?—No; it is a subject upon which one might talk all day, but that is the general view that I wish to give about it.

Course of retail prices.

38,291. I need hardly point out that since 1888 the production of gold has been much greater?—I think we will not come to that now; I should propose to go next to retail prices. We have no statistics that I know of, certainly in this country, on the subject of retail prices; but there can be no doubt that they have not fallen as much as wholesale prices for the very good and obvious reason that English labour enters into them more than it does into the prices of these wholesale imported commodities.

38,292. If labour had not fallen in price it would naturally follow that that portion of the retail price which is due to labour would be maintained?—Certainly.

38,293. That, of course, is another proof that wages have not fallen?—Quite so.

Prices of houses and lands.

38,294. Then with regard to the prices of houses and lands?—With regard to them, I would only say that it rests with the bimetallists to prove their case, and they have not attempted to give us any statistics of the prices of houses and lands. With regard to the price of agricultural land, no doubt it has fallen, we do not need statistics to prove that; but I doubt very much whether the price of land in England generally, taking all purposes into consideration, has fallen. The price of land, for instance, in my own county, Surrey, has certainly been constantly rising, and rising very fast. Probably it is so wherever there is a residential demand, for instance, all round the coast. For this one sees reasons connected with the land and quite independent of the currency.

38,295. Where the prices of the produce have not fallen, do you consider that there the value of the land has been maintained?—I should think it probably has, but I have not any precise or statistical knowledge upon the subject.

Prices of service and labour.

38,296. Then we come to the prices of service?—I will take the prices of service and of labour together. We had very imperfect figures about the price of labour before the Gold and Silver Commission. We have a good deal more now. There, again, the subject is endless, but I would refer to one or two main points. This Commission has before them Mr. Giffen's rates of wages in many trades. I have nothing to add to that; I will only say upon it that scarcely any wages have fallen, and on the whole they have risen according to that table. What has struck me more than anything else is the evidence which has been obtained by the Labour Commission. I have made these extracts from the report of the Labour Commission. In their general report, paragraph 4, they say this:—"The general im-"pression left by the information before us is that the "level of wage rates has risen considerably during the "50 years both in respect of their nominal value, and "(with the exception of house rent in large towns) "their power of purchasing commodities. At the "same time it appears that the daily hours of labour "have, during the same period, been in most cases "shortened, and the sanitary conditions of work "improved"—that is in the 50 years which they take.

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But much more striking is Mr. Little's summary of the inquiry as to the agricultural labourer. In that report, pages 204 to 217, are these paragraphs which I have copied out: "Upon one point there is an almost "unanimous opinion expressed by the Assistant Commissioners, and by every class of persons from whom "they received evidence, and that is as to the great "improvement which has taken place in the labourers "condition during the last 20 years. If, in some parts "of the country, wages are now lower than they were "10 years ago they are certainly higher than at any "period previous to 1873–4, and there is reason to "believe that the average earnings within the reach "of a willing and capable worker are, in most districts, "considerably in excess of what they were 20 years "ago. Any comparison of the present conditions with "those prevailing 30 or 40 years ago would be still "more favourable to the present period. Machinery "has relieved the labourer of much of the hardest work. "The hours of labour have been sensibly diminished. "Regular employment is not difficult to obtain by "those who are willing to engage themselves. The "acquisition of allotments have been facilitated. "Before the passing of the Elementary Education Act, "1870, it was very generally believed that the labourer "could not dispense with the earnings of his young "children. That difficulty was, however, surmounted. "and at the same time the wives of the labourers very "generally withdrew from field work, and the family "became dependent, in many cases, upon the single "wage earner for its maintenance. Notwithstanding "these changes the evidence is conclusive as to the "labourers, and their families being better fed and "better clothed than formerly. If the state of the "cottages is still far from what is desirable, it cannot "be denied that the average condition of the dwellings "of the poor is better, and that the standard of comfort is "higher than it was. The most effective agent in bringing about the improved condition of the agricultural "labourer has undoubtedly been the cheapness of all "the prime necessaries of life. His wages will purchase "more bread, meat, butter, cheese, sugar, tea and "clothing than could have been bought for the same "money 20 years ago, and it is probably no exaggeration to state that 16*s.* will buy as much of the "principal commodities which a labourer consumes in "the proportions in which he requires them as could "have been bought for a sovereign in 1871–2." It is only fair to say that Mr. Little in his subsequent paragraph 83 expresses a doubt whether under the present condition of agricultural production and prices the condition of the labourer can be maintained. Then I have seen a suggestion that although the wages may be higher there is a greater want of employment. I think upon that point the statistics of pauperism are conclusive. I will not trouble the Commission with many figures, but I put in a return of the numbers of paupers of all classes (indoor and outdoor) in England and Wales separating and distinguishing between them for each of the 46 parochial years ending Lady-day 1894 (*see* Appendix VIII.), from which it will be seen that if we take 1870 the ratio of paupers per thousand of the estimated population was in that year 46·5, whilst in 1894 it is 26·5. There has been a slight increase in the last two years, but otherwise it is a constant and great diminution.

Wages of agricultural labour.

Diminution of pauperism.

Statistics of salaries.

38,297. (*Mr. Dallon.*) Do you give in that table the mean number of the paupers?—Yes, paupers of all classes. Then I asked myself the question: how is it with regard to salaries. Have salaries on the whole diminished in amount? Wages we see have increased in nominal amount, and increased very much more in real amount—in what they would purchase—in purchasing power. I have got no statistics that I can put forward confidently as stating completely what is the position with regard to salaries; but I have got this information from the Inland Revenue Office:—I have got the whole of the Assessments for Schedule E, divided by the number of persons assessed (*see* Appendix IX.). The results are interesting. I am quite aware that the table is open to a great many observations. Mr. Giffen knows, and I know, how slippery these statistics are.

38,298. (*Chairman.*) Schedule E is confined to salaries, is it not?—Yes. According to these returns the average income per head was 182·2*l.* in 1870–1; 176·9*l.* for 1871–2; 179·2*l.* for 1872–3 and then we come to the last three years, when for 1890–1 it is 203*l.*; for 1891–2 it is 198·8*l.*, and for 1892–3 it is 205·9*l.* Therefore, so far as these figures go there has been no falling off in salaries.

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38,299. (*Mr. Giffen.*) Is that the average salary measured by the number of assessments?—Yes. I put it only for what it is worth. Probably the great bulk of these salaries are small salaries.

38,300. Are they not also official salaries?—A great many of them are official salaries, certainly.

38,301. (*Mr. Little.*) Does it include assessments of salaries which do not pay Income Tax?—No.

38,302. The table includes the whole salaries without the abatement which is claimed where the amount is under 400*l.*?—This is the assessment.

38,303. (*Mr. Giffen.*) The gross assessment?—The gross assessment.

38,304. (*Mr. Little.*) Then it would not be affected by the deduction allowed being increased?—I do not think it would.

38,305. (*Chairman.*) Is it not within your information that the salaries of the lower clerks of the Public Service at the Post Office, and generally in the Public Service, have been rather increased than diminished?—Certainly.

38,306. Then wages in the dockyards?—Wages in the dockyards have been increased.

38,307. And the wages of policemen generally throughout the country?—Yes.

38,308. All tending to show that wages and the lower salaries have been increased rather than diminished?—Certainly.

38,309. Would you say that the increase of wages and salaries is, so far as it goes, inconsistent with the theory that gold has appreciated?—Yes. If you are to ask whether gold has appreciated or not, you have to compare gold not only with a certain quantity of wholesale commodities, but you have to compare it with everything which is measured in gold. You have to compare the price of labour, and the price of services, at different times, just as much as the price of wholesale commodities. It is nonsense to talk of a general appreciation of gold when you have a large quantity of things which are measured in gold which have risen in price and have not fallen.

Wages and prices in the United States.

38,310. Is this information as to the rise of wages and salaries confirmed by the experience of the United States and other countries?—Yes, of the United States, certainly, and, as far as I know, of other countries, but I have no accurate figures of other countries. Erwin Nasse, in the articles I have referred to, thinks that wages in Germany have on the whole increased, and, so far as I know, whatever other evidence there is, is to the same effect. In the United States we have a very remarkable collection of statistics. The United States Senate Committee set the best statisticians in the United States to report upon prices and wages from 1850 down to the present time. The result is contained in seven volumes, of which I have here two, in which all the details are contained. I am sorry to say I have not studied them in detail, and I should very likely be not much the wiser if I did. I can only take the general results as given, not by any party in the United States, but by the United States Official Statisticians, Professor Falkner and Mr. Carroll Wright, who, I believe, are men of very high reputation. I shall be happy to give this volume to any member of the Commission who likes to look at it. It is a volume easily accessible; I have abstracted from it the index numbers of prices of wholesale articles and of wages in the United States from 1860 to 1891—I have not gone back to 1850 because I did not think that was in question—taken from the report of Professor Falkner, statistician to the United States, appended to the Report of the Committee of the Senate on wholesale prices, on wages and on transportation, dated 3rd March 1893 (*see* Appendix X.). The tables will be found on the pages I have referred to in the heading. They take, both for prices and wages, 100 in 1860 as the starting point. I presume they take that as the period before the war and before the inflation which took place when the United States Government issued forced paper money. The statisticians have averaged those figures in different ways, by simply averaging all articles, by averaging them according to their importance, and by averaging them also according to the degree in which the different articles are consumed or supposed to be consumed by the families of the United States. I have taken the simple averages alone because the difference in results for our purpose is small. The results are very interesting. If you take all articles averaged in

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currency, beginning with the figure 100 in 1860 they rise most rapidly to 1865, which was the period of the greatest inflation, and the figure 100 then becomes 216. The figures in currency then diminish gradually to 1879, when specie payments were resumed. In 1878 they are 101·3 and in 1879, when you come to gold payments again, they have fallen from 100 to 96·6. They then rise to 108 in 1882, and 106 in 1883, and then they fall steadily from 106 in 1883 to 92·2 in 1891.

38,311. Is that all in currency?—That is in currency. To take parallel figures in gold they begin in 1860 at 100. In 1865, when the currency prices were 216, they were 100 in gold; then they rose in gold during the period of inflation, as high as 127 in 1872, and they fall to 104 in 1877, to 96 in 1879, and then of course the figures are the same as in the other column. Wages start in 1860 at 100, as prices did. We have seen that by 1865 with the inflated currency prices had risen from 100 to 216, but wages in currency had only risen from 100 to 143; consequently the unfortunate wage earner received only 43 per cent. more in wages while he had to pay 116 per cent. more in prices. I do not know that you could have any stronger proof of the robbery which an inflated currency inflicts upon the wage earner.

38,312. (*Mr. Giffen.*) These are not retail prices now?—No, these are wholesale prices, but of course they affect retail prices. The wages in currency rise in 1873 to 167, which I think is their highest point. They then fall till we get back to the gold period in 1879 to 139, and then they rise to 160 in 1891. Consequently the gold wages compared with prices fell greatly during the period of inflation, but the moment you come to a period of a sound gold currency the gold prices fall and the gold wages rise.

38,313. Can you tell us if agricultural wages are included?—I believe not.

38,314. Agricultural wages as well?—Yes, this appears on the face of it to be a summary of "All wages," but I do not see agricultural wages specially mentioned.

38,315. I asked the question particularly because I doubt very much if they ever have included agricultural wages in their statistics; but I am not specially acquainted with this Report of the Senate Committee?—I dare say you are right. Of course agricultural wages are not so important in the United States as they are here.

38,316. (*Chairman.*) Perhaps you will look it up between now and to-morrow?—Yes.

38,317. The figures you have quoted show that coincident with a great reduction of prices of the principal articles of consumption, there has in the United States been an increase of wages when stated in gold?—Yes. Before leaving this return there is one further column which I think is worth noticing. That column gives all wages averaged in gold. That also begins at 100 in 1860; it goes down during the period of the war to 76, 80, and 66. It then after the war begins to rise and rises steadily from 108 in 1866 to 160 in 1891.

38,318. Those facts bear out the facts which you have quoted for England, although, perhaps, in England the rise has not been so considerable?—Yes, and they bear out what I think is so very important to show, namely, how an inflation of the currency robs the wage earner.

38,319. It is not made up for by an increase of money wages?—It is not nearly made up. There is an attempt in this the same United States report to give salaries, but it is so imperfect that I have not thought it worth while to quote it.

Effect of increase in money wages and of purchasing power.

38,320. What deduction do you draw from this increase of wages in money, and the still further increase in the purchasing power of wages?—It is exactly what I should have expected in an advancing community. Man gains through the means of human ingenuity a greater command over the earth's products, and over the means of turning them into what is useful for human life; the consequence is that a certain quantity of human labour goes a great deal farther than it did, and that human labour is properly remunerated with a larger share of the product mentioned, both in the standard metal, and still more in the things which that metal purchases. That is exactly what I should have expected, and exactly what ought to take place.

38,321. In other words, the wage earners have had the full benefit of any great improvements created by and resulting from invention and other developments?—Quite so, and I should say if that had not been so it would have been proof to me that the standard in which their wages are measured is a bad one.

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Effects of improvements in production and transporto n prices.

38,322. Would you also say that this increase in the money wages, and the still greater increase in the purchasing power of wages, is also proof that there have been causes at work in the direction of the improvement which in themselves would account for the fall of prices, independently of any question of gold?—Certainly.

38,323. That is another way of stating the same argument?—Yes, I cannot understand what we have made all these improvements in transport for, why we have made the world our own, why human ingenuity has been employed in getting a larger and a larger quantity of useful things out of the earth, if prices are not to fall.

38,324. (*Mr. Giffen.*) But that is a question of real prices that you are on now?—On both real and nominal prices.

Nominal and real prices.

38,325. Surely nominal prices are quite a different thing from real prices?—Quite a different thing from real prices, but I should expect the nominal prices of goods to fall, and I should expect the nominal prices of wages to rise, as they have done; and I should expect real wages to rise still more.

38,326. You might have a real improvement with both prices and wages rising, but wages rising more than prices?—Certainly; that is possible.

38,327. (*Mr. Lambert.*) What is the difference between real and nominal prices?—I would rather say real and nominal wages.

38,328. (*Mr. Giffen.*) I think the distinction is quite obvious; the real price is the quantity of the thing that you get for so much labour; the other is the money price?—Yes, you measure the thing against the labour.

38,329. That is the real price; the other, the money one, is the nominal one?—You may put it that way, indeed you may put it both ways, but we generally speak of price as having reference to money.

38,330. Still for the purposes of discussion we must introduce really the distinction between real and money price, and I think that all economists have made the distinction, is that not so?—Yes, only the question is then, if you are dealing with commodities, what is your standard; if it is labour, of course, that will be the case.

38,331. That becomes the standard?—If you choose to go back to the view of the old economists, or to the view which I believe is the view of some of the socialists, that labour is the ultimate standard, that is so, but that will lead you into some very strange conclusions.

38,332. (*Mr. Lambert.*) How are you going to measure prices by labour?—You will find, I think, as Mr. Giffen says, in the orthodox economists the view that if you could get an ideal standard it would be a certain amount of human labour, but you cannot get it, you know, and so you fall back upon the best standard you can get to measure value, that is gold, or whatever it may be. But the view, I think, both of older and later economists is that if you could get an ideal standard it would be a certain quantity of human effort. Of course, one of the great difficulties of that is, what sort of effort? Is it to be a physical effort, so much muscle labour; or is it to be so much brain labour; and, if so, how are you to measure brain labour?

38,333. Then the distinction becomes this: that real prices, that is, prices measured by labour, are most difficult to obtain?—I do not see how it is possible to obtain them in any statistical form.

Effects of improvements in production and transport on wages.

38,334. Therefore, real prices, according to your opinion, may be dispensed with altogether, because we cannot get at them accurately?—"Real prices" was not my phrase, and I do not think I should have used it. Mr. Giffen used it. I see what it means, but I am not sure that I should have used it. The real wages of the ordinary labourer is a much more intelligible thing, it is the purchasing power of the nominal wages of the labourer.

38,335. (*Chairman.*) Would you deduce from all the arguments you have used, and all the statistics you have brought before the Commission, that there is sufficient to account for the fall of prices in the improvements and inventions which have taken place, and the extension of production, and the opening out of

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new countries, without entering upon the question of the scarcity of gold?—I am most decidedly of that opinion. If you will allow me for a moment to recur to a previous question, I believe that we might not come to some very curious conclusions if we were to attempt to go back to this standard of human labour. For instance, I see it pointed out in these statistics of the United States, that the prices of 1850, or 1845-50 I think it is—at any rate, about that period, and before the gold discoveries—were just about the same prices as the prices of 1880-85. No doubt, in consequence of the improvements which have taken place since that time the same amount of human effort has been able to produce, probably, twice as much of all the goods of the world. If so, prices, if their standard was a perfect one, ought to be half in 1885 what they were in 1845. I do not give that as my own conclusion at all; I only give it as a thing that has been pointed out, and as one of the curious conclusions which a too curious examination of this standard of value might lead us to.

38,336. However, without going into those rather speculative questions——That is very speculative.

38,337. You would say that the evidence we have of the rise in the money value of labour, and the still greater rise in what the labourers can buy for their wages, is proof that in invention and increased production you have the explanation of the fall of prices?—Yes.

Fall in prices of silver and of wholesale commodities.

38,338. Your conclusions of 1888 then are more than confirmed by the more recent investigations with regard to labour?—Certainly; I will say further with regard to this, that a great deal has been made of the parallelism between the fall in the price of silver and the fall in the price of wholesale commodities. There are certain diagrammatic lines contained in Sir G. Molesworth's book, and which were before us very much in the Gold and Silver Commission, shewing a curious concurrence between the fall in the price of silver, and the fall, as shown by index numbers of the prices of wholesale commodities; and that is adduced by bimetallists as a proof that silver is a good steady standard. In my opinion it is a proof that silver is a very bad standard; it proves that silver prices have not fallen as they ought to have done, having regard to all these improvements in production and transport.

Cause of fall in price of silver.

38,339. Then with regard to the question of silver, the Commission of 1888, or at all events the six members of whom you were one, were of opinion that the fall in in the gold price of silver was due to silver rather than to any causes relating to gold?—That is so. After the French and German demonetization of silver, that metal became a mere commodity in the markets of Europe, and became open to all the influences which affect an open market, whilst the same thing has not been the case with gold. The increased produce of silver from the mines is known to be very great. It is produced chiefly in America, and if not sold in America comes to Europe, London being the great market. The stock of silver in Europe upon which any increase in production operates, is comparatively small; it consists of manufactured silver, of which we do not know the amount, and of silver money circulating at its silver value which is probably not more than about 80,000,000*l*. Upon this small stock, therefore, the increase of production has a very great effect. But it may be said the East is the great market place for silver. Why did not the East take the cheapened silver and keep up its price as many persons expected it would? Simply because other commodities which the East wanted had been cheapened as much as silver, and it was therefore no more profitable to export silver to the East than to export them. It may be added that it is probable in consequence of the increasing gold remittances due from India to England, the balance of liquidation has of late years more and more against India; and that this balance has since the rupture of the bimetallic tie operated to depress the gold value of the silver rupee and to check the flow of silver to India. That was the view which was taken by the six monometallic members of the Commission, and I see no reason to depart from it.

38,340. Would you also conclude from that that if silver has fallen, as the wholesale prices above referred to indicate, that would be proof that it is a bad standard?—Certainly.

38,341. (*Mr. Giffen.*) Has silver been a bad standard in India?—I think it is a bad standard anywhere. I cannot see that it would be a good standard in India and a bad standard in England.

38,342. I am speaking of the last 20 years; have the people of India been aware that in the daily transactions of life, of their having a bad standard?—No, I do not think people are aware of a bad standard; it is a sort of thing they do not know anything about.

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38,343. It has fulfilled all the purposes of money to them perfectly. (*Chairman.*) I suppose that would be the case with many paper currencies?—Yes, they are not in the least aware of it.

Qualities of a good standard of value.

38,344. (*Mr. Chaplin.*) What is one of the first qualities you would desire in a standard; is not stability one?—That is an extremely speculative question.

38,345. I only wanted to know your opinion?—I should say something that bears as near a proportion to human effort as you can get. An absolutely good standard is unthinkable.

38,346. Do you desire it to be as stable as you can get it?—In respect of what?

38,347. In respect of the thing it measures?—In respect of all things if I could, especially of human effort.

38,348. (*Mr. Lambert.*) But human effort has been so perfected that it produces so much more than it did years ago?—Quite so.

38,349. Therefore your standard then would be a variable one?—I must get it as good as I can; that is all I can say. A perfect standard is really unthinkable.

Effect of fall in price on long contracts.

38,350. (*Chairman.*) Now let us assume that your argument is good, namely, that the fall in gold prices is due to improvements and invention, and to the increase of commodities and production, it follows that the position of the labourer is improved; but then what is your opinion would be the effect upon long contracts?—If the fall in prices has arisen from improvements in production and transport, so that a larger quantity of things are produced with the same quantity of human effort, I do not think there is any injustice to the debtor in making him pay what is practically the larger quantity of things. If it is that gold has become more scarce, and that in consequence of gold itself becoming more scarce he has to pay a larger quantity of the articles that he produces with his industry and effort, then I think it is an injustice to him; but I do not think if the fall of prices has arisen from improvements in production and transport, that there is any injustice even to the long contract debtor.

38,351. The advantage which you have indicated resulting from this and the fall of prices, has been mainly derived by the labour-wage earning class?—Mainly.

38,352. As you go upward in society you do not find that the same advantage is derived?—No, and for one very good reason, that of these commodities which have so fallen in price each person consumes a certain quantity, and cannot consume above a certain quantity, but what the richer people spend is very largely spent in wages and services; and those have risen.

38,353. The price of all services and labour having increased, the income of the better class does not *pro tanto* go so far?—It does not go so far.

38,354. A man gains so far as he is a consumer of the simpler products, but when he comes to expend his money upon labour to supply luxuries and so forth, he is rather worse off than before, and therefore his income, as a whole, does not go any further than it did?—Quite so.

38,355. Therefore these debtors that you speak of, and who probably consist of the leisured classes, do not in fact derive any benefit from the fall in prices?—No, of course the mortgagor of land—there is no doubt about it whatever—suffers terribly. I will not deny that for a moment.

38,356. (*Mr. Chaplin.*) Every debtor suffers, does he not?—What I think he suffers from is from the competition of all the rest of the world which we have brought into competition with him.

38,357. (*Chairman.*) He suffers really from the fall of rent?—That is the way in which it affects him.

38,358. (*Mr. Chaplin.*) If he is the owner of land and cultivates it himself, he does not suffer then, I suppose, from a fall of rent?—It depends on the circumstances. If he is a peasant owner consuming all that he cultivates, and consuming a great deal that he buys, he would not suffer so much; but if he is an owner who cultivates and has to pay wages, of

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course he suffers; his produce sells for less, and he has to pay higher wages.

38,359. (*Chairman.*) Have your opinions been confirmed by what has happened since the Commission of 1888 reported?—Yes, a great deal. The information we have had about the remuneration of labour is very much fuller than it was at that time.

38,360. Then since that period the production of gold has enormously increased?—It has quite enormously increased. We will come to that presently.

Quantative theory of prices.

38,361. Then we now come to our theory of prices?—Now we come to a matter of considerable obscurity; at least, I find it very difficult. I will say what occurs to me on the subject of what people call the quantitative theory of prices. I think there can be no sort of doubt that if you have a certain metal, gold, and there is a certain supply of, and a certain demand for, that metal, the value of that metal depends upon the aggregate supply and the aggregate demand. If the demand increases faster than the supply the value of that metal rises as against everything else; if the supply increases faster than the demand the value of that metal falls as against everything else.

38,362. Is that what is known as the quantitative theory?—I do not think that is what people generally mean, but I am not bound myself to put a meaning upon the expressions that people use. If I were to venture to state what people generally mean by the quantitative theory, it would be to the effect that the need for the quantity of gold used as currency increases in proportion to population, or to commodities, or to business. If this is what they mean they are quite wrong. I think they confound gold as the standard with gold as the medium of exchange, which are two very different things. Gold is our standard of value and has been our standard of value now for a couple of centuries. Gold also is a medium of exchange, but it is becoming less and less a medium of exchange; it is more and more simply a standard of value, and less and less the medium with which people pay for what they buy.

Distinction between gold as a standard of value and as medium of exchange.

38,363. (*Mr. Chaplin.*) You explain it, I understand, as being the measure of value?—The measure of value, and for that purpose the sovereign that I have in my pocket depends for its value upon the aggregate supply and demand of gold in the world; and the sovereign is the measure of value. The point that I shall come to presently is, that the gold sovereign is not the ordinary medium of exchange. If that is so, then it becomes very important to see what is the aggregate supply of gold in the world, and the last and best statistic I can get upon that subject is from the last report of the Director of the United States Mint published in 1894. There is a table contained in the appendix to that report in which he gives the production of gold and silver in the world since the discovery of America, which I will put in (*see* App. XI.). He gives the annual averages for the earlier years, and from 1886 he gives the production in each year. I have had the value of the gold production turned from dollars as given in his report, into pounds sterling. The earlier figures, I believe, were from Dr. Soetbeer, whom everybody admits to be an excellent authority, on these points. The aggregate supply of gold to the world from 1493 to 1800, or upwards of 300 years, amounted—I will give it you in round numbers—to about 500 million pounds; for 40 years, that is from 1800 to 1840, the supply of gold amounted to about 87 millions; from 1840 to 1870, a period of 30 years, the supply of gold amounted to over 600 millions, and from 1870 to 1893, a period of 23 years, the supply of gold amounted to about 500 millions and a half. In considering this supply you must remember that gold is not like an ordinary commodity, consumed as fast as it is produced. Gold accumulates; there is a certain quantity of waste—I do not know, and I do not believe anybody knows what the amount of waste is; it must be something considerable, but still it is nothing like the quantity that is accumulated. Consequently this stock of gold goes on accumulating, and when you speak of the demand against it you have to speak of the demand for the time being, as against a perpetually accumulating stock, not against the supply of each year, but against a perpetually accumulating stock. If you look at those figures you will see that they are very curious indeed. During the first 40 years of this century you had not as much as 100 millions added to the gold supply of the world.

Demand and supply of gold.

38,364. (*Mr. Elton.*) What was the total stock?—The total stock supplied since the discovery of America—I do not suppose anybody can even guess what there was before that—but the total stock supplied since, without allowing for waste, according to these figures, is 1,725 millions odd.

38,365. (*Mr. Chaplin.*) That is, now?—Up to the present time; that takes in 1893.

38,366. (*Mr. Elton.*) You gave us the figure down to 1800—from 1493 to 1800?—From 1493 to 1800 it was roughly 500 millions.

38,367. (*Chairman.*) From 1800 to 1840, which is 40 years, it was 87 millions, and from 1840 to 1870 it was upwards of 600 millions, and from 1870 to 1893, 550 millions?—Yes.

38,368. (*Mr. Lambert.*) What are these figures—sovereigns, or ounces, or what?—Sovereigns.

38,369. (*Chairman.*) These have been translated by you from dollars into sovereigns?—I have had them converted into sovereigns.

38,370. (*Mr. Giffen.*) At what rate did you convert the dollars—4*s.*?—I did not convert them. I got them converted by Mr. Chalmers, of the Treasury. He converted them at the rate of $4·867 to the £ sterling, which is the gold par.

Amount of gold used in the arts.

38,371. (*Chairman.*) Does this make no allowance for the amount which has been devoted to the arts?—No. Against this supply you have to set the amount which is used for the arts, the amount which is used for hoarding, the amount of waste, and finally the monetary demand. I have not attempted to give the figures either of waste or of the amount hoarded, or of the amount used in the arts, because we most of us on the Gold and Silver Commission came to the conclusion that the figures given for those were little more than guesses. You will find in the reports of the Director of the Mint and elsewhere the guesses which people have made, but they are not figures which in my opinion can be relied upon at all.

38,372. (*Mr. Giffen.*) Still there is a very large sum used in the arts?—Yes, no doubt a very large sum.

38,373. Although there may be a doubt as to the exact sum, there is no doubt a very large sum?—Yes, a very large sum, I quite admit that at once, but I do not know that the amount used in the arts goes on accumulating in the same way that the supply goes on accumulating. I wish further to observe with regard to both what is used in the arts, and what is hoarded that you cannot, I think, look upon that amount as taken away from the whole stock of gold, which affects its value in the market. Here is my watch, the gold employed in that affects the value of gold in the whole world. If I were starving I should sell my watch and chain. Again, take the gold hoarded. Take the gold, for instance, in India, which has always been treated—I have been rather surprised at it—by statisticians in the colonies as entirely lost to the use of the world. What do we see of late years, why, that the gold is coming back from India. Given sufficient temptation and gold will come out of those hoards and come back. I cannot tell you what the reason is, nor why it has happened at this moment.

Absorption of gold by India.

38,374. Has that not always been the case that every now and again a little gold has come out of India, but that on the balance India absorbs gold very much?—It has always been treated by all statisticians as a fact that India is a sort of sponge absorbing both gold and silver.

38,375. I say, generally, though a little gold comes out of India at different times, it is quite true it is a sponge?—There is no doubt India has been an immense absorbent of gold, but it is the fact since the closure of the mints, for what reason I cannot tell, that a great deal of gold has come back. The current is reversed for the time being; whether that current will continue to be reversed I do not know.

38,376. It has been reversed before on different occasions?—Yes, I think it has for a short time. On the whole the great current of gold, the great balance has been to India, there is no doubt about that.

38,377. (*Mr. Chaplin.*) Are the hoards in India included in the total estimate you gave us of 1,725 millions?—I have given you the whole supply since the discovery of America, so that the hoards in India will to a large extent have come out of that; we do not know what was hoarded there before, you know. I may put it to you in this way, that the amount which has gone to India, and which you see by our statistics has

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gone to India, and has remained there, has come out of this supply.

Demand for and supply of gold.

38,378. (*Chairman.*) Your statistics do not give the stock which existed previous to this production that you speak of, that is previous to 1490?—No, and I suppose it would be very much guess work before that date.

38,379. (*Mr. Channing.*) Do these figures include the gold in the arts?—They include the whole supply of gold, so that out of that supply whatever has been used in the arts must have come.

Supply of silver.

38,380. (*Mr. Dalton.*) Is it possible to give similar figures for the supply of silver from the beginning?—I have given you here the supply of silver, but I have not had it turned into pounds. I have put in this table; in the report of the Director of the United States Mint it is converted into dollars, both at currency and market values, but I thought that would only be confusing, so I have not given it. It is very easy to do it if you wish to have it. You will understand that the Americans coin their silver dollar, and that it is current at a gold value.

Annual average supply of gold.

38,381. (*Mr. Chaplin.*) Have you got the amount on both?—It is to be found in the report of the Director of the Mint, and if you wish to have it it could be put in. I think it would be quite worth the while of the Commission to have that report of the Director of the Mint. I should like, before I hand it in, to point out what the average annual value by decades has been since 1800; it is very remarkable. Beginning with the century down to 1810 the annual average supply was two millions and a half; in the next decade the annual average was a million and a half; in the next decade to that the annual average was about two millions; in the next decade nearly three millions; and in the next decade, going down to 1850, it rises to seven millions and a half.

38,382. (*Mr. Giffen.*) That was practically before the Australian gold discoveries?—Yes, but a little had just began to come in, and raised it a little I think. Then for the next decade it was 27 millions; from 1861 to 1865 it was 26 millions; from 1871 to 1875 it was 23 millions and a half; in the decade 1881 to 1890 it was nearly 23 millions; and for the last three years the annual average has been 29 millions and a half, or nearly 30 millions.

38,383. (*Mr. Dalton.*) Is that in money value?—Yes, in sovereigns.

Supply of silver.

38,384. (*Mr. Chaplin.*) Perhaps you can tell me this: I think in the estimates made before the Gold and Silver Commission, that the great aggregate mass of silver was estimated at something like 1,900 millions sterling, do you remember that; if we could get a rough idea of the whole amount of silver in the same way that you have given it of gold it would be a very great assistance to us?—I am going to put in an extract from the report of the Director of the Mint which I think will give you something of that kind. He makes the value of the silver produced, if I remember right, about equal to the value of the gold.

38,385. The existing mass?—Yes.

38,386. (*Mr. Giffen.*) Is that at the old ratio of 15½ to 1?—It is coining value, its value as coined into United States dollars.

38,387. (*Mr. Dalton.*) At the market value from time to time, or at the present market value?—Not the London market value, but the coining value in the United States.

38,388. Then the actual production of silver must have increased enormously of late years?—Quite enormously, from an annual average of about 30 millions of ounces in 1856, 60 to 160 millions of ounces in 1893.

38,389. Although the value has fallen off?—Yes. The increase in quantity has been steady since 1860, though as we know the gold value per ounce has constantly decreased since 1870–1873, and is now only half what it was then.

38,390. (*Mr. Channing.*) Do you say of this great mass of silver that the aggregate supply and the aggregate demand, as you said in the case of gold, is what regulates its value?—I say with regard to the silver as with regard to everything else, that the aggregate supply as compared with the aggregate demand is what regulates the market value.

38,391. Of the whole?—Yes, of the whole silver, undoubtedly.

38,392. (*Chairman.*) On the assumption that gold has appreciated to the extent of 50 per cent., as the bimetallists say would you expect that large quantities of gold would be withdrawn from hoards and from ornaments?—I should expect so.

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Effect of appreciation of gold on hoards and on gold used in arts.

38,393. And that the demand for the arts would be greatly reduced?—I should expect so. I think with regard to the use in the arts, though it is true that a great many more people wear gold ornaments and so on, the tendency of civilised countries is rather to use for big things a smaller amount of the precious metals. I will not trouble the Commission with the general observations of the Directors of the United States Mint upon the gold and silver supply. There are, however, some passages that are so important that I should like to read them:—"The world's output of gold in 1893 was "the largest in history, amounting as it did to "234,006 kilograms of the value in round numbers "of 31,954,387*l.* The highest previous yield of "gold was in the period 1856–1860 when the "production reached an average weight per annum "according to Dr. Soetbeer of 201,750 kilograms fine, and "an average yearly value of 27,526,197*l.* The output of "gold therefore in 1893 was 16·08 per cent. greater than "the annual average of the period of the greatest pro-"ductiveness of the Californian and Australian gold "mines. A still more notable fact, and one which will be a "matter of surprise to the world of finance—as attention "is now for the first time called to it—is that the value "of the gold product of the world in 1893 was only 8·77 "per cent. less than the average aggregate value of the "gold and silver product of the world in 1861–1865. Dr. "Soetbeer estimates the value of the average total out-"put of gold and silver in the world in 1861–65 at "35,026,379*l.* The value of the world's production of "gold in 1893 alone was, as remarked above, in round "numbers 31,954,387*l.*, a difference of 3,071,992*l.* In other "words, the value of the yield of the gold mines of the "world in 1893 was only 3,071,992*l.* less than the value "of the average yield of both the gold and silver mines "of the world in 1861–85. The average value of both "the gold and silver product of the world for the "period of eight years, 1866–73, which just preceded "the beginning of the depreciation of silver was "39,209,164*l.*, a difference between the value of the "average total of the gold and silver production of "these years, and that of the gold product of 1893 "alone of only 7,254,777*l.* If the production of gold in "1894 exceeds that of 1893 by 22·7 per cent., it "will reach in value the world's production of both "metals (39,209,164*l.*) 20 years ago. This is a "most momentous fact, and one which must have "much influence on the monetary policy of all "civilised states in the future. The great proba-"bility is that the value of the world's output of gold "in 1894 will equal that of both metals in the years "1861–65, and in 1895 or 1896, that of the years imme-"diately preceding the beginning of the depreciation "of silver *i.e.*, the average of 1867–73 inclusive. It "may be predicted with certainty that it will be "greater in 1897 than such average. Of the 3,071,995*l.* "of gold needed to bring the value of the yield of the "gold mines of the world in 1894 up to that of the "world's average output of both gold and silver in "1861–65, it is even now demonstrable that South "Africa alone will furnish at least 1,761,061*l.*, leaving "an excess of only 1,512,619*l.* to be supplied by other "countries. From what has been said it is plain that "in 1894 the value of the output of gold alone will "very nearly equal that of the yield of the world's "mines of both gold and silver in 1861–65, and a little "later, that of the total production of both metals "before the demonetisation or depreciation of silver. "Value, not weight, is the thing to be chiefly con-"sidered in the production of gold and silver viewed "from a monetary point of view." Then he gives a table showing that, and goes on to say: "If the gold "output of the mines of the world in 1893 found its "way to the mints of the civilised countries of the "earth in the same proportion as to value that both "gold and silver did in 1866–1873, the fact that the "value of the gold output in the near future will pro-"bably equal the value of the average output of both "gold and silver in the years immediately preceding "the beginning of the depreciation of silver, must "have an important bearing on the question of the "necessity of international bimetallism. It cannot, "however, be admitted to be decisive of such necessity."

38,394. (*Mr. Chaplin.*) Who is the writer of this report?—Mr. Preston the Director of the United States

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Mint. I believe he is the best statistical authority on the production of gold and silver.

38,395. (*Chairman.*) The figures you have quoted show that since 1888 there has been a rapidly rising production of gold?—Yes.

Effect of increased production and supply of gold on prices.

38,396. Especially during the last three years, and that there is every indication that that increase will be carried still further?—Yes. Before I leave this point I will put in these extracts from his Report. They contain, *inter alia*, some interesting observations upon the accumulations which Russia has made (*see* Appendix XII.).

38,397. On the assumption, then, that the fall of prices up to 1888 was due to the scarcity of gold, one would have expected that from 1888 down to the present time there would be a reverse action, and that prices would have tended to rise?—Certainly.

38,398. But the contrary is the case?—They have continued to fall down to the present moment.

38,399. Therefore, what has taken place in the interval, and especially in the last three years, seems to be inconsistent with the theory that the fall of price is due to the scarcity of gold?—Certainly.

38,400. On the want of the production of gold?—Certainly.

38,401. (*Mr. Giffen.*) How long did it take for the Californian or Australian discoveries of gold to effect a rise of prices?—I cannot tell you, but I can tell you—whether it is the effect of the gold discoveries or not—that you have already in the banks a plethora of gold, and that that has had no effect in raising prices.

38,402. (*Chairman.*) There is a greater accumulation of gold at the present time in the principal banks of Europe available for circulation?—Not only available, but as much in circulation as it ever will be or can be.

38,403. (*Mr. Giffen.*) But usually in these cases it takes some time before the rise of prices comes?—Yes; but I suspect the rise of prices is due to something very different. It is not due to the gold. If the gold came into the banks at a sanguine time, when people were ready for any undertakings, it would be rapidly absorbed, and it would probably assist in promoting the rise of prices; but coming in as it does in a period of depression it is so much useless dross, or of no more use than any other deposits, and has no effect whatever upon prices.

Demand for and supply of gold since 1870.

38,404. (*Chairman.*) Tending, therefore, to show that there is no immediate connexion, though, of course, there is an ultimate connexion, between the increased or reduced production of gold and the rise and fall of prices?—Certainly. In connexion with those figures of this enormous supply of gold, and this enormous accumulation of the stock of gold, I want to call attention to the figures upon which bimetallists rely to show that the demand for gold in the year 1870, and the following years, was so great as to cause gold to be scarce and to lower prices. I have told you that 600 millions were added to the stock of gold during the period 1840 to 1870. and the supply continued accumulating at a very high figure afterwards. The whole new demands for currency purposes, which are the demands which the bimetallists rely upon, amount to very much less than this. I cannot tell you with any precision what they were, and the Commission did not put any definite figure upon them. But they had before them various estimates of the new demand. Mr. Giffen's, which I think is the largest estimate, was about 200 millions; he has mentioned it before this Commission.

38,405. (*Mr. Giffen.*) I do not think I said that was the demand for currency purposes. I think I said that the aggregate new demands for all purposes was 200 millions?—Yes, the new demands—what Germany added to the demand, what France added, and what the United States added; Professor Erwin Nassé puts these demands at 140 millions, and Sir Guilford Molesworth, who has received the prize for the best bimetallic essay, puts it, as far as I understand his figures, at about 120 or 130 millions. It is extremely uncertain, but even taking the largest of those figures, it is a very small demand as compared with the stock, and with the addition to the supply which had taken place since 1850. It seems, and especially to me, looking at these figures of supply, the great increase of supply since 1850 as compared with previous times, that if there were any truth in this theory of the scarcity of gold affecting prices, prices ought, before 1850, to have been down at zero, and to have risen in the subsequent time to some enormous figure. That is, so far as gold as a standard is concerned. I have not been dealing with it hitherto as a medium of exchange.

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Gold as a medium of exchange.

38,406. Now will you consider it as a medium of exchange?—To repeat, I quite admit the quantitative theory as far as the aggregate supply and the aggregate demand on the stock of gold in the world is concerned. If our standard metal is in greater demand in proportion to the supply the standard will rise, the value of your individual sovereign will rise, and the value of everything measured in it will rise. But what people generally are thinking of is of the other function that money fulfils, namely, that of a medium exchange. Here I deny altogether that there is any relation whatever between the quantity of gold and prices. Gold is still our standard; it is, to a very small extent indeed, our medium of exchange. As a matter of fact we all know, especially in wholesale transactions, that scarcely any gold passes at all. Daily more and more of our transactions, even our retail transactions, are effected by means of cheques and bankers' money. I observe in all the bimetallist writings a great confusion between money and gold money. I observe in Sir William Houldsworth's reply to our Chairman's speech the other day, that he talks about the quantity of money; but he does not seem to be in the least aware that there is all the distinction in the world between what is known in the City of London and in common parlance as "money" and gold. The demand for money is not a demand for gold. You may prove that in a great many different ways. The gold used as money varies greatly in different countries. In the most advanced countries there is least of it in proportion to the trade. You will find that the gold which is actually used by the banks does not increase at all in proportion with the trade and the exchanges. They are effected by bankers' money and the common phraseology of the newspapers, and of the City, is really much more accurate than that of the economists, who attempt to treat money as gold.

38,407. (*Mr. Giffen.*) Then you do not create an unlimited demand for the metal which you make standard money by making it a standard?—Certainly not; most undoubtedly not.

Effect of growth of credit on demand for gold as money.

38,408. (*Chairman.*) Then I presume you would say, apart from any economies effected in the use of gold by the increase of bills, cheques, and so forth, that the increased facilities of transit have economised its use in international arrangements?—Enormously. Of course bills of exchange had this effect in the old times, and telegraphic transfers now do it still more. That is why it is so difficult to apply the reasoning of the older economists or of different times to the present time. The growth of credit, as a medium of exchange, has been so enormous in recent times.

38,409. (*Mr. Giffen.*) Are securities as well as bills of exchange used in the same way?—Securities too; you settle your balances with securities. If it were thought necessary I could easily put my hand upon figures showing how the different nations use different quantities of gold having no relation whatever to the quantity of their business; and how at different times different quantities of gold are used having no relation whatever to the amount of their business or their population, but I do not know that it is necessary.

38,410. (*Chairman.*) I think you have some figures showing the use of gold in the economy of Canada and showing how with very largely increased transactions they have been able to use the same amount of gold?—Yes. You will find some very interesting information upon the subject in paragraphs 67 to 96 of the Report of Lord Herschell's Committee upon the Indian question, which gives a short account of the principal currencies of the world. I certainly was astonished myself to find with how little gold a great deal of the business of the world is done, and how very little relation the quantity of specie has to business at all. Canada is an extremely good instance of what money and what currency is. It is a sort of pocket instance. I do not give it as the best currency in the world, but I believe it is a currency about which there has never been any difficulty. It has been always a perfectly sound currency. Mr. Chalmers, of the Treasury, who has written a book upon the subject of these colonial currencies, and is perhaps the best authority we could have upon the subject, has prepared me this Table, and I think it is an extremely interesting one (*see* Appendix XIII.). It gives an analysis of the

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Proportion of specie to currency used in Canada.

whole of the currency of Canada, and it gives the population. The currency consists in the first place of bank notes issued by the banks. Then it consists of bank notes issued by the Government, the Government holding a certain quantity of specie as against those notes, and the banks also holding a certain amount of specie though not much, and also holding as security for their note issue, a certain quantity of the Government notes. Besides this, and over and above all this, which one may call the active currency, there is a large quantity, and a very much larger quantity, of bankers' money, that is bankers' liabilities to the public, the deposits held by them upon which persons can draw cheques to pay their debts with. Taking the whole of the bank deposits, that is the whole of the bankers money, money in the ordinary sense of the word, the City sense of the word, the quantity is about 240 millions of dollars. The total specie that is held against that varies, but was about, in the last year 15½ million dollars, and in the year before that 13¼ million dollars.

38,411. (*Mr. Giffen.*) Do not the banks in Canada hold their specie reserves in New York?—I believe that the specie reserve of the Government is held by the Government in Canada. The notes of the banks are covered by and redeemable in Dominion notes; and these, no doubt, are held by the banks in Canada. They may, for anything I know, hold securities and credits in New York.

38,412. No, it is held in New York?—It may be held in New York. They may possibly hold credits there; there is no gold circulating in Canada at all—absolutely none. Wherever the specie reserve is, it is at the disposition of the Government or of Canada, or of the banks so far as it is theirs.

38,413. (*Mr. Everett.*) Canada is a gold standard country, is it not?—Yes, a gold standard—the gold American dollar is the standard.

38,414. But yet there are no gold dollars?—There are no gold dollars.

38,415. (*Mr. Giffen.*) I do not see the difference between Canada and Scotland?—I daresay Scotland is just as good an instance, but I do not happen to have the figures for Scotland; there is, I think, a difference. The reserve of the banks consist chiefly of Dominion notes, which are legal tender.

38,416. Do not the Scotch banks keep their reserves in London just as the Canadian banks keep their reserves in New York?—I believe that the Canadian banks have large credits or a large amount of securities in New York on which they can draw. But their reserves are largely Dominion notes.

38,417. (*Chairman.*) Your figures would tend to show that in a progressive community with largely increased transactions the same amount of gold suffices?—The interesting point to me is this: in the first place, the extraordinarily small proportion of specie to money; it is at the present time 6·51 per cent.

38,418. What was it a few years ago?—If you go back to 1871 it was 13·20 per cent., so that during that period, while the actual money has increased by about 150 per cent., the proportion of the specie to the money—to the real currency of the country—has diminished by one half.

38,419. (*Mr. Everett.*) Are those notes convertible at will by the bearer?—They are all convertible.

38,420. At will?—All the notes are convertible; there is no forced currency at all.

38,421. As a matter of fact the people prefer the note to the gold it represents?—It is not only the note. The note seems to be a sort of active currency for small purposes, but the real currency in which large transactions are transacted—the real medium of exchange—is the banker's money used by means of cheques upon the banker. It is rather a curious thing, pointed out by Mr. Chalmers in his book on Colonial currencies that all the notes and specie which are current for small purposes, for smaller dealings in Canada, come to about 2*l.* per head of the population; and the proportion is just the same in Australia. That is rather curious; it shows that the small currency which people are using for their daily transactions is the same per head in both Colonies.

38,422. (*Chairman.*) The illustration tends to show that in a progressive community, rapidly increasing in transactions, the economy effected in the monetary arrangements is such that no increased supply of gold is practically necessary?—On the contrary.

38,423. A very small increase?—On the contrary, even less.

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38,424. The proportion is less and the actual money is less?—It is less than it was in 1870. If you poured into Canada at this moment 20 millions of gold it would not stay there; it would be of no use to them; it would probably drain away to New York, and would not alter prices at all.

38,425. (*Mr. Giffen.*) But have you considered the question of the balances which the banks of Canada keep in New York?—No, I have not; but I do not see how that affects the question of the actual use of gold in Canada.

38,426. (*Chairman*). Supposing that to be the case, you might presume that there would be the same proportion at different periods?—Yes, that would probably be so. At any rate, I do not think that that makes any difference to my argument. In all banking systems there are means of procuring as well as of holding gold.

Reserve of the Bank of England.

38,427. A very small amount of reserve of gold is necessary for the purpose of carrying out the transactions of the country?—Yes, and I put in the case of Canada as an illustration. And I call your attention to what I will not read—to the accounts of the different currencies of the world in the Report of Lord Herschell's Committee. I should like to put in some figures with respect to bankers' money in this country, which, though they are not complete or exhaustive, yet do tell a tale. They are contained in a return which was an appendix to my little book on "Free Trade *versus* Fair Trade," containing the figures showing the progress of the country for a number of years. I have got a number of them here, and I can hand them round to the Commission (*see* Appendix XIV.). I should like to call your attention to two columns in it. The reason I put in the Canada figures was that the whole account of the currency can be put into a neat and compact form. I have no figures of the kind for this country. But there are some figures in this return which are interesting. If you will look at the column headed "London Bankers' Clearing House," and the column headed "Bank of England Reserve" you will see that we have the Bankers Clearing House figures from 1868, and the reserve of the Bank of England from 1844. The figure for the Bank of England is only a figure taken at the end of the year, and therefore it tells very imperfectly what the reserve at the Bank of England is. The banking reserve of the Bank of England is the reserve of the banker's bank, the reserve in fact upon which the whole business of the country is conducted. It consists either of gold or of notes which are secured as we know under the Act of 1844 either by the debt of the Government to the bank or by gold in the Issue Department of the Bank of England. If you look at the amount of the reserve you will see how very little that has increased even from the year 1844, whilst it varies from time to time. It goes down sometimes to seven millions and rises to 15 millions, but does not increase with the increase of business. At the present time it is unusually high as we know; I do not know what it is just at this present moment, but a little while ago it was something like 30 millions I think.

38,428. (*Mr. Giffen.*) The reserve?—I forget the exact figure, but it was something very high indeed. You will see how in spite of the enormous increase of population and the enormous increase of trade, as shown in other statistics in that paper, how very little reserve of the Bank of England, upon which the whole business of the country is conducted, has increased. You will find an explanation of that to some extent in the figures of the Bankers' Clearing House. Those figures began in 1868, and they are not perfect figures at all. I daresay much is not included in the earlier returns which has been included in the later returns; other banks have come in. You will observe that between 1868 and 1894 the transactions of the Bankers' Clearing House have doubled—they are enormous in amount, and, as I say, they have doubled in quantity. The figures of the Bankers' Clearing House, of course, do not show you what are the bankers' deposits, which are the real money of the country, the real circulating medium of the country; but they show you the transactions, and, therefore, are some sort of indication of the business done through the medium of that money. You will see how large they are, and how enormously they increase with the business of the country, while the reserve—the specie of the Bank of England, which is the foundation of the whole—does not increase at all from year to year.

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38,429. There has been very little increase in the Bankers' Clearing House since about 1879?—That is so, and as we know business has been contracted, especially business on the Stock Exchange.

38,430. (*Chairman.*) That, again, is another illustration of the very small amount of gold that is necessary for a country which has a good standard and a good monetary system?—Yes.

Effect of credit money on prices.

38,431. Would you deduce from that that the amount of credit money, the money of the City, is money which has mainly to do with prices?—That is the money which has to do with prices.

38,432. And this money is capable of great expansion and contraction?—Yes, and the value of the system is that it expands with the demand for it. It depends ultimately upon gold, and no doubt the supply of gold has some effect upon it through the medium of the reserves in the banks and the rate of discount, but it is very remote, uncertain, and difficult to ascertain.

38,433. And probably whether it is more or less within two or three years affects it very little?—Very little indeed. The state of the market, the state of business is the thing which practically affects the demand for money in the market. I should think if there was a deficient supply of gold at a period when there was a great demand for money that the gold would then become very valuable. Suppose there was a boom to-morrow, and that there was a great demand for all the money that the City could supply, then the additional quantity of gold that might be supplied in consequence of an increased supply of gold elsewhere would probably have a considerably influence in furthering and helping that boom. On the other hand, a great quantity of gold coming in at a period like the present, when there is no demand for money, has no effect at all; there it lies, it is a drug; in fact, each gold sovereign is of no more value there than each £ of credit money which there is to the credit of the banks; and any increase that it may make to the quantity of money which affects prices is to be measured, not by the increase in the quantity of gold in the bank, but by the increase in the aggregate quantity of gold and of credit money. It is a proportion which it is impossible to trace out, but one sees what the reason is, and why it is that the gold which comes into the bank has so little effect at present in raising prices.

38,434. Then you would also conclude from these arguments that there is no evidence of any increased scarcity of gold since 1870?—I think there is no evidence whatever. So far as I can judge, looking into the tables of the rates of discount given in all the books, or still more from a very elaborate diagram published by Bates and Hendy, of Walbrook, there is not the least evidence that the rate of discount has been higher, or has fluctuated more, since 1870 than it did before; and it is only through the rate of discount that we could tell whether there was a great demand for gold or not.

38,435. There is no proof that the demand for gold has increased out of proportion to the supply?—No proof whatever.

38,436. Or that the fall in the gold prices of wholesale goods which has taken place is due to the scarcity of gold?—Quite so; that is the conclusion to which I come.

Effect of fall in prices on the landed interest.

38,437. I presume that it is quite consistent with this view that the landed interest in this country have suffered severely by the fall of prices in agricultural products?—I admit it entirely, but I think that is due to the competition of the rest of the world, and not to the standard.

38,438. And was only to be expected when the world was brought into competition?—Quite so.

38,439. Coupled with these very great improvements in inventions during the last 20 years?—Yes, it was to be expected. I remember very well the prophecies at the time of the repeal of the Corn Laws; most fortunately those prophecies did not take effect nearly so soon as people expected, and the land had a very good time.

38,440. (*Mr. Chaplin.*) What was it which prevented them taking effect, in your opinion, so soon as was expected?—The general prosperity of the country owing to free trade, which enabled our manufacturers to export very largely, and consequently made an excellent market for agricultural products.

Effect on prices of discoveries of gold.

38,441. (*Mr. Giffen.*) Was there not a rise of prices consequent on the discoveries of gold immediately after Free Trade?—I contend myself that the discoveries of gold had very little to do with it.

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38,442. You disagree altogether with great authorities like Jevons and Newmarch, then?—I do not think Newmarch thought that.

38,443. You differ from Mr. Thompson Hankey?—I think that the gold in California and Australia had a great deal to do with the expansion of the commerce of the world, as it attracted a great many persons to those countries. It may have some effect through the gold that was found there, but it did a great deal more by causing those countries to be developed.

38,444. (*Mr. Chaplin.*) Indirectly I understand you to admit that they did have a great effect on prices?—I think they had an effect on business and trade, and through business, as I say, on prices. Just in the same way it is quite possible that you may have a great boom and development of trade in consequence of the present African discoveries, and you may have a large increase of exports to Africa, and you may have Africa largely developed; but not so much in consequence of the extra supply of gold, as because it induces a great number of persons to go and develope a new country.

38,445. (*Mr. Giffen.*) Have you read a letter of Mr. Thompson Hankey in the "Colonist" of June 1872, dealing with the abundance of gold at that time?—I not remember it.

38,446. I mention it because it indicates the state of things at the time amongst monometallists and leading economists as to what the effect of the gold discoveries was?—There is no doubt that there was a large body of opinion which thought it would have a tremendous effect; indeed, people were in a panic about it, but then Newmarch did not believe in that panic at all. I would illustrate what I believe to have been the chief effect of the Australian and Californian gold discoveries by the old classical story of the farmer, who told his sons that there was a treasure concealed in his field. He told them to go and dig for it. They did go and dig for it, and their farm became very prosperous.

38,447. (*Chairman.*) On this subject I believe you desire to put in some pages from Taussig's Silver Situation in the United States?—Yes. He expresses what I wish to express so much better than I could do it myself that I should like to put in Chapter 7 of his book for the use of the Commission (*see* Appendix XV.). Any person who is interested in this subject I would strongly recommend to read Professor Taussig's book on the Silver Situation in the United States. It is most instructive reading.

Inconvenience in the break of gauge between gold and silver.

38,448. Now will you pass on to another subject, namely, the evil which the bimetallists allege and endeavour to cure, the inconvenience in the break of gauge between gold and silver?—I quite agree that there is an inconvenience, but I think it has been exaggerated.

38,449. You deny that the effects which have been attributed to it are due to it?—I think there has been a great misapprehension about what the effect of the fall in silver has upon trade. I do not believe it has anything like the effect that has been attributed to it.

Difficulty Indian Government due to diverging standards.

38,450. Do you admit that there is a certain inconvenience from there being a double standard?—I admit that there is a very great inconvenience. What is the meaning of the present difficulty which the Government of India is in? It is that they have difficulty in paying their gold debt. They collect their taxes in silver, and they have to pay a gold debt, and their silver is not worth as much in gold as it used to be. If that is due, as the bimetallists think, to a rise in the value of gold, that is an extremely serious thing for India and for everybody in India, because they have to pay so much more than they agreed to pay; but, if on the contrary, it is due to the fall in silver, the difficulty and inconvenience is of a different kind. In that case the Indian Government obtain from the ryot the same tax in silver that they got before, but the tax is really worth less, measured in produce, than it would have been if there had not been the fall in silver. They have to pay in gold, and they have to find the difference, and the consequence is that they have to do all sorts of things which are extremely injurious to the inhabitants of India. They have to stop public works; they have to put on import duties; they have in that way to pinch their subjects in all kinds of ways which are extremely unsatisfactory, and in that way or in some such way as that, I do not pretend to see it altogether, but in some such way as that, the matter gets adjusted. It is no

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advantage to the Indian at all. Some persons who are engaged in export may make a profit by it; but to the producer in the country the thing is really a disturbance and an evil. Anything that is imported from this country he has to pay more for. It so happens that in India the Indian Government themselves are the greatest importers, and they have to pay more; and then they have to find more taxes with which to pay, and they have a very great difficulty in finding them.

38,451. (*Mr. Chaplin.*) As a matter of fact what does the producer of wheat in India buy of imported produce?—He buys some cotton and probably some other things, but I do not suppose he buys very much directly; indirectly he buys a great deal. He depends for instance, upon the railways and the development of the railways to carry his goods to the market. The railways are made with imported material and with imported English brains, and for all that, money has to be paid. The Government of India which keeps the peace there has to pay for English brains with which to make improvements and to keep the peace, and anything which reduces the income of the Government of India injures the ryot by preventing the improvements which the Government of India would otherwise make.

38,452. (*Mr. Giffen.*) Is the community of India any worse off as regards its gold debt because its money is silver, than the community of Australia which has gold money?—No; the Government of India is worse off, but I do not think the community is any worse off.

38,453. It is in exactly the same position?—Yes. The Government of India is worse off in any case, because it receives in silver and pays in gold. If gold has become dearer and scarcer India as a whole has to pay a larger amount of produce in order to pay her gold debt, without having any larger amount of produce out of which to pay it.

38,454. So has Australia, surely?—I believe that you are perfectly right in both cases. The question whether the debtor country is a sufferer or not depends upon whether the rise in price is due to the scarcity of gold or to improvement in production.

38,455. That is not my point; but I mean that it affects the community of India and the community of Australia exactly alike, not the Government but the community?—Yes. I believe I agree with you entirely. But of course there may be in other respects a great difference in the state of the two communities. The Government of India plays so much larger a part in the whole concern than the Government in Australia does.

38,456. As far as the burden of the debt is concerned, and the produce out of which is to be paid, it does not matter whether you have silver for your money or gold for your money?—No, I do not think it does.

38,457. (*Chairman.*) Do you admit that the double standard causes some inconvenience, and possibly loss to traders of the two countries when the standards change pending a contract?—If the change takes place pending a contract it certainly does. It may cause loss then, and in all cases it causes disturbance.

38,458. Do they have to meet the possibility of loss by some small payment?—It is done in India and in the East through the medium of exchange banks. Of course, they have to pay something for that convenience, and where the exchange banks cannot balance, as happens sometimes, there may be a still greater inconvenience.

38,459. (*Mr. Chaplin.*) For the sake of clearness—the question was asked whether the double standard had a certain effect; was it not meant to ask whether two different standards had a certain effect?—Yes, a diverging standard.

Effect of diverging standards on prices.

38,460. (*Chairman.*) I meant by the double standard two countries each with a different standard. Do you consider this matter has any effect in causing the fall of prices in gold?—I do not think it has, nor do I think that it has any permanent effect upon exports and imports. We considered that very carefully in Lord Herschell's Committee. No doubt it has an immediate effect. Every alteration in exchange has an immediate effect in stimulating exports and hindering imports. But that is adjusted very rapidly,—much more rapidly than people suppose; and I have been unable to find (and I do not think the bimetallists have ever shown) that, taking the statistics of the trade, the trade of any country has been permanently affected by alteration in exchange arising out of currencies. There are two different sorts of exchange, and that ought always to be borne in mind. There is the alteration in exchange which arises from the balance of liquidation between two countries, even if they have the same standard. That happens between us and Australia and between us and America, for instance. The result of a fall in exchange here is that it means that we have a larger debt to pay to Australia or to America than they have to pay to us, and we have to give our goods for slightly less until the balance is restored. That is a very good thing for the exporter because he makes his profit by it, but it is not a good thing for the country; for the country it is not better to export more than you import. Then the other, which the old economists called the nominal exchange, arises from a variation in the standard. In the long run I do not believe that that which they called the nominal exchange has any more real effect upon the transactions between two countries than an alteration in the yard measure, or in the pound weight would have. It certainly does not permanently increase the producing power of the country. But where there is a depreciation of the standard, as wages do not rise as fast as prices, there is for the time being an advantage given to the capitalist and the employer at the expense of the workman. That for a time may enable him to export a little cheaper, but it is no advantage whatever to the country, on the contrary, it is a great disadvantage. It does not in the end enable the country to export more, and it at once prevents the country from importing as much, because they have not so much with which to pay for the goods which they import. On the whole, it is a great disadvantage to the country in which the standard is depreciated and not an advantage.

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Effect of a depreciation of currency on producers.

38,461. (*Mr. Lambert.*) But when the country would be mainly or almost altogether a producing community then, I presume, it would be an advantage?—I think not at all. It might be some advantage to the exporting merchant, but it would be no advantage at all, but very much the reverse, to the producing ryot, or wage earner or labourer.

38,462. I mean the producing individual who consumes his own productions and has something left over for sale?—I do not quite understand.

38,463. If an Indian producer produces, say, 100 quarters of wheat, of which he consumes 80 quarters, then he has 20 quarters for sale, and his being paid in a currency which has not depreciated to him, would, to the extent of the amount he receives for those 20 quarters, be an advantage to him, would it not?—What is he going to do with the price of those 20 quarters?

38,464. He does not buy goods; he merely hoards the remains of his produce?—Before the exchange there were a certain quantity of imports in return for his goods; the effect of the change according to your hypothesis is to diminish that quantity of imports. He is the worse, and the whole country is the worse by the diminution of that quantity of the imports. It is a part of the old fallacy, that a country grows rich by exporting and not by importing.

38,465. This man would not import, but he would live upon his own produce?—How would he be paid for it; his produce is exported; who is to pay him?

38,466. He is paid by the currency of the country, which to him is of the same value?—Who pays him? Surely the person who ultimately pays him is the consumer in Europe who buys his wheat, and who sends him something in return.

38,467. (*Chairman.*) Does it not involve the proposition that a country would grow rich by depreciating its currency?—Yes, but that involves an absurdity.

38,468. That a country would grow rich by this process of depreciation is, I presume, an utter absurdity?—Yes, and it involves a great many absurdities. It involves the absurdity that a country grows rich by exporting and not by importing; it involves the fallacy you have supposed, and it involves the absurdity that an alteration in exchange arising out of currency can cause a real addition to currency profits.

38,469. And although it is possible the exporting merchant may make a certain profit for a time, yet he makes it at the expense of the whole country, and especially at the expense of the labour of the country?—I think so.

38,470. (*Mr. Chaplin.*) Do I understand you to deny that the individual producer—quite apart from the general interests of the country, and quite apart from the question of the country getting richer or poorer—

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receives no advantage from the falling exchange?—I am inclined to think that the exporting merchant can make a temporary profit.

38,471. But the individual producer?—I very much doubt it indeed.

Effect of depreciation of Chilian currency on commerce.

38,472. You are not prepared to affirm it positively?—I feel no doubt about the truth of what I say, though it needs much more knowledge than I have to trace each adjustment in detail. But as an illustration of what happens in such cases I cannot trace these things altogether. But I should like to put in a letter which I found in the "Times" of December 6th this year on the subject of the trade of Chili. Their currency has been greatly depreciated, and their Government wishes to restore it and to make it an honest currency again. This letter points out at length the inconveniences which have arisen from the unconvertible currency and the difficulties which there are in recurring to a sound currency again. But one thing that the writer does—and this is why I want to put it in—is that he goes into a very careful analysis of the effect of this depreciated currency on the purchasing power of the wage-earning class, and he does it not so much for the purpose of showing how the wage-earning classes are injured by it as for the purpose of showing how it destroys their purchasing power, and in that way destroys the import trade, and in that way is a clog and an injury to the whole commerce of the country. I will put it in (*see* Appendix XVI.).

38,473. (*Chairman.*) Could you read the most important paragraphs which would bear that out?—Yes, he says:—"I will now show how the reduction of the "purchasing power, owing to the depreciation of the "paper dollar of another class of Chilians directly affects "commerce. The following may be taken as an approxi- "mate estimate of the number of the labouring popula- "tion of Chili, and the average wage earned by each "class." Then he gives the different districts, and he says the total number of labourers is 500,000, and the total wages in the year is 186 millions of dollars. He goes on:—"I have taken as a basis a working year of "300 days, thus allowing 65 holidays in the 12 months. "As a fair average per-centage of the wages earned "we may calculate 33⅓ per cent. as being spent on "imported articles. A careful calculation shows that "only 10 per cent. of the amount earned in the nitrate "districts is thus expended, the majority of these men "being single; but amongst the workers in the mineral "and agricultural sections the proportion is about "40 per cent., these latter being nearly all married "men with families. Hence I have taken a basis of "33⅓ per cent. throughout. It is worth while glancing "at what these figures imply to commerce. To-day "the labouring class in the districts I have mentioned "earn yearly 186 million dollars currency; reducing "this we get in sterling:—Purchasing power at ex- "change of 12*d.*, 9,300,000*l.*; 33⅓ per cent. expended "on imports, 3,100,000*l.* With the currency converted "at 24*d.* one must allow for a reduction of 25 per cent. "in the nominal wage rate; this gives 139,500,000 "dollars currency of gold dollars, worth 24*d.* each, as "the yearly earnings of the 500,000 labourers. This "gives in sterling:—Purchasing power at exchange of "24*d.*, 13,950,000*l.*; 33⅓ per cent. expended on imports. "4,487,500*l.* These figures show that general com- "merce has lost from this source alone the sum of "1,387,500*l.* during this year by the rate of exchange "being at 12*d.* instead of 24*d.*"—That is probably chiefly commerce with this country. Then he goes on to say:—"I could proceed to give examples of many "other classes of Chilians, such, for example, as "Government employés, where the low exchange "reduces materially the purchasing power, and hence "tends to aggravate the commercial depression." Then he goes on to say, as illustrating this:—"The falling off "in the value of imports is, however, far greater than "the shrinkage in value of the exports, and, moreover, "corresponds very nearly to the decreased purchasing "power of the wage-earning classes, due in great "measure to the fall in value of the proper dollar. "Indeed it is in such articles as cotton goods, worsteds, "and woollen tissues that the greatest decrease is "apparent. This gives an instructive lesson and "demonstrates clearly that the greatest sufferers at "the present moment are the working section of the "population;"—another instance of the way in which the depreciation of currency robs the working classes.

38,474. For this purpose, I suppose, depreciation of paper currency is not different from the depreciation of the standard?—For the purposes of this argument it is not, but in many other respects it is a very different thing.

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38,475. For the purposes of this argument the depreciation in both cases is the same?—Yes.

38,476. So in your opinion there may be a temporary stimulant to exports, yet in the long run it would have this effect upon imports, and then later it would tell again upon the exports?—Quite so, and upon the whole trade of the country. It is a form of protection.

38,477. (*Mr. Lambert.*) But there is a temporary stimulus?—For a moment.

38,478. (*Chairman.*) But resulting in a falling off of imports, and then again later in the reduction of exports?—Yes, and in a great loss to the working classes. At this point I should like to make a further observation. In 1888 I appended to Part II. of the Report of the Gold and Silver Commission the following note:—"I wish to add for the sake not of dissent "but of distinctness that I do not believe that the "change in the relation between gold and silver "currencies has lowered English prices." I am now inclined to think that that note was expressed in language too curt and too unqualified. Though I believe, as I have stated, that the effect of a depreciated currency in stimulating exports has been much exaggerated, and cannot enable that country to compete on better terms with a country whose currency is not depreciated, or to lower prices by means of such competition, I think that there is one way in which a depreciated currency in one country may, for a time at any rate, restrict the markets and lower prices in other countries with which it deals, viz., by impoverishing the masses, and especially the wage-earning classes, in the country whose currency is depreciated, and rendering them less able to purchase the goods of their foreign customers. That this is the case in Chili at the present moment is shewn by the article from the "Times" which I have put in, and it is also notoriously the case in Argentina, both of which countries have in consequence of their depreciated and inflated paper currencies less purchasing power over English and other foreign goods than they would have had if they had maintained their currencies at par. I believe that this is also the case in Mexico in consequence of the depreciation of silver, and also, as I have pointed out in my article in the "National Review," in India. The primary and paramount injury in these cases is to the countries whose currencies are depreciated, just as protection is primarily and principally injurious to the countries which adopt it. But as in the case of protection the evil is not confined to the countries which adopt it, but extends to the countries with which they trade; so in the case of a depreciated currency the mischief of the depreciation falls chiefly and in the first place on the country in which the depreciation takes place by diminishing its purchasing power; but also and in the second place extends to the countries with which it trades by limiting the purchases it makes from them and diminishing its demand for their goods. The remedy for this evil on the part of the countries thus injured is, of course, as in the parallel case of protection, not to degrade their currencies to the level of the depreciated currency of their customer, but to maintain their own standard of value intact, and to endeavour by example or otherwise to induce their customers to maintain or return to an equally sound standard. (*See also answer to Question* 38,843.)

Effect of a rise in the standard of value on the working classes.

38,479. (*Mr. Dalton.*) Would you say that the higher you raise your standard the better it is for the working classes?—No. That is another thing. An honest straight standard is a good thing for everybody. I would not wish to rob one class at the expense of another.

38,480. Do you think if you raise the standard it would have the effect of benefiting the working men?—I imagine that it would have some effect for a time. Ultimately wages would fall, and things would be worse altogether, but for a moment, I suppose, the effect would be that prices would fall faster than wages.

38,481. (*Chairman.*) There might be a temporary benefit to the labourer, but he would be made a sufferer by a fall in wages, and ultimately he would be no better off?—That is so.

38,482. (*Mr. Long.*) When you speak of a loss to the working classes, do you mean by working classes those who receive wages paid in money?—In the case I am

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speaking of; with reference to that particular case it is the working classes who are paid in money.

38,483. It would only apply to them?—It is a wage-paying country.

38,484. It would only apply to those men who are paid wages for the work they do, and it would not apply to the working man who works for the profit of his own industry?—You would have to follow that out in some different way, but I have no doubt it would affect him equally in other ways. Supposing one of these men instead of receiving wages to be working on his own account. At present he produces nitrates, or copper, or whatever it may be. That goes to England. He is paid for it by the English consumer of the copper or the nitrates, and with the produce he buys English goods as the writer tells you there—worsteds and various things of that sort. That would affect the man if he was working on his own account just as much as if he was earning wages.

38,485. It would apply both to those who work for themselves and for those who work for wages paid in money?—Yes.

38,486. (*Mr. Lambert.*) Supposing he did not buy English goods?—He would buy something else.

38,487. He would buy something that was manufactured or produced in his own country?—Then you come to the question whether external trade is good. Probably the external trade is carried on because it is to the advantage of both countries, and of the people in both countries. If you say that you get an advantage because it is confined to the country, it is the old question of Protection over again.

38,488. The point is that he would get no advantage if he bought products which were produced in his own country?—That article expressly says that it is an injury to the other Chili producers, as well as to the English producer, for the producing power of the working classes is injured altogether, whether for purchasing native products or for purchasing foreign products.

Principle of bimetallism.

38,489. (*Chairman.*) I now come to nearly the last head of your evidence, namely, the possibility of bimetallism. First of all, as to the principle of it, what do you say?—As far as I understand it, the principle of it is—first of all, that the mints of all countries shall be open to the coinage both of gold and of silver at some ratio or another—we will come to that presently. The free coinage in point of practice might be a very inconvenient thing, but in point of principle it seems to me to be a secondary affair; the sting of the whole thing is that people shall be able to pay their debts in either the one metal or the other at a fixed ratio. It all depends upon the ratio, to which we will come presently. But we will assume that we have settled the ratio, and that the ratio is what Professor Foxwell wants it to be, 20 to 1 instead of 33 or 34 to 1. I have great difficulty in saying what the effect would be. I think I know as little about it as Professor Foxwell did, and that is saying a good deal, except, perhaps, that I am a little more conscious of my own ignorance.

38,490. (*Mr. Everett.*) Humility is an excellent grace?—Certainly; and want of it the reverse. It seems to me that the idea is that everybody will receive the payment of their debts in this money; that they will have no interest to take it elsewhere, because there will be nowhere where the one metal will be of any greater value than elsewhere. Everywhere this ratio will prevail, and, therefore, all will go on as smoothly and quietly as possible. I do not believe in that myself at all. I believe that, supposing you had to-morrow the ratio of 20 to 1 adopted——

Maintenance of the ratio.

38,491. (*Mr. Chaplin.*) Do I understand you to say that you do not believe the ratio could be maintained?—No, I do not believe it could hold water for a moment. Supposing you get your ratio of 20 to 1, the immediate effect would be that people who had silver could pay their debts with a much smaller quantity of money or of produce than they could before—a very nice thing for the silver people, and a very disagreeable thing for the gold people. However, that would be the immediate effect. I do not believe for a moment that the business people of London and New York would stand that. I believe that they would say directly:—"We do not "know what is going to happen about this, you are "meddling with this standard in this way, we do know "something about gold, but we do not know what the "future of silver is to be, and we do not know whether "this ratio will be maintained or not, so we decline to "have anything to do with your lega tender; we can "manage perfectly well for ourselves; we will make "our contracts in gold, your ratio notwithstanding." Then you would have a tremendous confusion, because you would have the law saying, you may pay your existing debts in silver, and you would have all the people of the City and of other commercial centres making their contracts in some totally different standard. This is, of course, exceedingly speculative. Mr. Giffen thinks, and I do not say that he is wrong, that there would be a panic, and that everybody, knowing this was coming, who had a gold debt, would proceed to realise it, and that you would have all the gold withdrawn, and the whole fabric of credit undermined and destroyed. I think that is a thing that might very possibly happen, but I am not prophet enough to say that it would. I think it would depend a little upon the condition of the market upon which the new scheme fell. I think in the depressed state of the market that would most likely be the effect. On the other hand, it would do a great deal of good to the silver people; and if you proceed from the side of the silver people, or if you proceed from the side of the people who think that a great addition to the specie of the world was a desirable thing, you might have a boom, to be followed afterwards by a collapse, especially if this change were to take place at a time of sanguine speculation. You might have for a time, when there is a great demand for money, the notion prevailing that a great addition was going to be made to the reserves of the banks, and that it was therefore an opportunity for further credit, and that might assist the boom. But mind, this is all extremely speculative, and I think Mr. Giffen is more likely to see what is likely to happen than I am. I only make these speculative suggestions for the purpose of showing what a leap in the dark Mr. Foxwell is asking you to take.

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Effect of bimetallism on the business world.

38,492. (*Mr. Giffen.*) You are aware that when a bimetallic proposal was made in the House of Commons in 1830, the official reply to it by the Ministry of Sir Robert Peel was that a panic would be caused if they were to bring forward such a Bill?—Yes, I believe it was. It would receive some support, if I remember right—you can correct me—from what happened in New York the other day only, when there was a fear that Congress might fall back on a silver basis. There was a great scarcity of gold coin for the time, and people were supposed to be hoarding it.

38,493. Has there not been a continuous feeling of panic in New York for the last two years?—Yes, something very like it.

38,494. In consequence of the apprehension that they might have to be paid in silver?—Something very like it; and it is no answer to that to say people would do what is for their own interests. People do not always do what is for their own interests. In a panic they never do. It is quite possible that people might prefer to hoard their gold and sit upon it.

38,495. (*Chairman.*) You observe, I presume, that Professor Foxwell stated that in his view contracts in gold might be permitted in future, notwithstanding this double standard?—Yes, I observed that.

38,496. And that he also went so far as to admit that contracts now made payable in gold should be observed in future?—Yes, he did; but he was going to alter contracts that had been made in the past.

Maintenance of the ratio.

38,497. Would it be possible to maintain the ratio between the two metals then, because there would be a demand for gold, totally irrespective of the double standard, for the purpose of carrying out these particular contracts, would there not?—Certainly.

38,498. In view of that you would think, I presume, that it would be impossible to maintain the ratio?—I do not believe that it would be possible to maintain it.

"Climbing" ratio.

38,499. Then with regard to what is known as a climbing ratio?—I do not understand the climbing ratio, and I do not think Professor Foxwell did.

38,500. As far as I understood Professor Foxwell it was this—that the countries who are parties to this arrangement would begin by a ratio not very different from that which now exists, namely, 33 to 1, and then after a year or two they would go to 30 to 1, then perhaps after another two or three years to 28, and so on, and eventually get back to the ratio of 20 to 1, which in his view should be the ultimate one?—I want to ask another question or two upon that before I can pretend to understand it. Are the climbing steps to be determined when the arrangement is first made; is it to be

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a mount of two this year, two next year, and so on, if that is the case the thing will be at once discounted, and you might as well have your fall at once: but I rather gathered from Professor Foxwell that he thought the thing would be done by an arrangement between the nations—that we should have some sort of syndicate or current commission, who should from time to time fix how this ratio was to be determined. Now, conceive putting the currency of the country into the power of a commission of that kind. I cannot conceive any more crazy proposal. For instance, one of the most powerful bodies in a commission of that sort would be the United States. Look at the number and quantity of financial and economical follies which the American Government have committed within the last number of years. Could anything be more absurd than the proposal that we should put such an all important thing as our currency and our standard of value into the hands of a commission of that kind.

38,501. The proposal appears to be based on the assumption that it would be extremely difficult, if not dangerous, and possibly attended with panic, if we were to jump at once from the ratio of 33 to 1 to 20 to 1?—My answer to that is, if your climbing ratio is to be by degrees, determined beforehand, the whole thing would be discounted, and you would have your panic at once. If it was to be by degrees, to be fixed by some international commission, Heaven knows what confusion there might not be. That leads one to another objection to this whole concern. I have myself the greatest possible doubts about international arrangements about a great many of these things. I doubt very much whether our free trade treaties have advanced the cause of free trade; but there, at any rate, there was nothing which could lead to embarassment, so long as the treaty lasted. Here, however, you are actually going to put this matter of the currency, all-important as it is to the commerce of this Empire, into the hands of an international commission, to be managed in some way or other by a majority of that commission.

Determination of ratio.

38,502. (*Mr. Chaplin.*) Whose proposal was that?—This is what I understand to have been Mr. Foxwell's proposal, and I think I have seen it elsewhere. When I ask bimetallists what the ratio is to be, "Oh," they say, "that is a subsequent question, we cannot settle "that now; that must be settled by an international "commission."

38,503. I only wanted to know whose proposal it was that you were referring to?—Professor Foxwell proposed the climbing ratio.

38,504. I think I heard some statement that it was to be left to an international commission, and I want to know whose proposal that is?—It arises in this way. If you ask the bimetallist what his ratio is to be, if it is to be the existing ratio, no existing contracts will for the moment be disturbed, though I believe you will ultimately degrade your standard of value. But that does not suit the bimetallists; they do not want the ratio at 33 to 1. Then, if you make the ratio higher, you immediately alter all existing contracts, and you produce the evils of which we have spoken. Feeling these difficulties, the bimetallists always tell one, "Oh, "the principle of the thing is the only thing that we "care about now; the actual ratio must be settled by "an international commission. I cannot conceive of any government of this country being foolish enough to put such a thing into the hands of an international commission.

38,505. You have not answered my question; I want to know whose proposal it is; you speak vaguely of the bimetallists, but what has made that proposal?—I have seen it; I cannot at the moment put my hand upon any writing, but I have no doubt I can.

38,506. I do not think you ever will?—Perhaps you will answer me and tell me what is the ratio bimetallists propose?

38,507. No, I only ask you that single question?—Will you tell me that, or if they do not propose a ratio how do they propose to get at it?

38,508. You have made this statement, that there was a proposal made by what you call bimetallists that the ratio should be left to an international commission. I ask you to state for the information of this commission who made the proposal, and you are unable to answer it; that is quite sufficient?—I understood Professor Foxwell to say that this climbing ratio was to be fixed by a commission. Perhaps that will be an answer, I understood that, but he was so obscure and doubtful about the whole thing, that one has a difficulty in getting at his meaning; but, so far as I could understand him, that was the meaning.

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38,509. (*Chairman.*) It was not quite clear from what he said whether he intended this climbing ratio to be determined in advance from time to time, or whether it was to be determined after the principle had been adopted from year to year by the different powers. I had better quote what Professor Foxwell said. It begins at Question 26,851: "(*Q.*) I understood you to "say that you yourself prefer a climbing ratio?—(*A.*) "I was speaking of the mode of transition. (*Q.*) The "mode of transition is to be a climbing ration?—(*A.*) "Yes. (*Q.*) This ratio would be begun at a low rate, I "presume?—(*A.*) Something like the market price. "(*Q.*) And gradually rise?—Yes. (*Q.*) Therefore, I "presume, it would depend on the conference or on "the majority of the conference, or on the powers from "time to time, how that climbing ratio should be "carried out?—(*A.*) Undoubtedly; they would have to "agree as to the point at which it should start. (*Q.*) "Did you in preferring the climbing ratio do so on the "ground that you consider that there would be danger "in taking the step at once from 33 to 1 to 20 to 1?—"(*A.*) I should be opposed in general to any large and "sudden monetary changes, particularly in the ratio, "which affect a large mass of trade. (*Q.*) It might "give rise to monetary disturbance?—(*A.*) It would "disturb the trade with the East very much, I think." You deduce from that that Professor Foxwell was in favour of a climbing ratio, the change to be fixed either in advance by the powers who are parties to it, or from time to time by the powers after the principle had been agreed upon?—So I understood Professor Foxwell and so I understand him now.

38,510. (*Mr. Elton.*) I understood that it was the Powers and not a commission?—He uses the word "conference." I wish to say with respect to the ratio, that to treat that as a matter of detail for a subsequent arrangement is a thorough mistake; it is of the essence of the whole question, and the way in which you can test the possibility of this arrangement is by asking bimetallists what ratio they would have.

Effect of adoption of ratio.

38,511. (*Chairman.*) Supposing it were adopted, do you consider there would be any power of compelling any power to adhere to it?—No, we do not know what might happen. I think it would probably involve a great many subsidiary arrangements with regard to the currency, which we should find it extremely inconvenient to place in the hands of foreign powers.

38,512. It would still be open to any power, I presume, to give up a standard in coin and to adopt paper currency?—Certainly.

38,513. Then you would have all the evils, or most of the evils just now complained of, but in another form?—Certainly. No doubt. If you could get rid of forced paper, and get an honest currency throughout the world, you would do an infinite deal of good.

38,514. (*Mr. Giffen.*) Any power might affect the relative demand for gold and silver, and so affect the ratio, by making regulations of its own for token money, providing, say, for gold token money, or for silver token money?—Yes, it might.

38,515. And this would have a great effect upon the possible ratio?—Yes, and the difficulty would be that although something of the same evil may exist at present, yet we should be fettered by all kinds of obligations by which we are not fettered at present.

Practicability of bimetallism.

38,516. (*Chairman.*) Have you anything further to add on this particular point of the possibility of bimetallism?—No. I do not think I have.

38,517. Looking at the arguments as a whole, do you consider that bimetallism has not been shown to be practicable, and that, even if practicable, it is not desirable?—That is my conclusion—that there has been no case made for it in the first instance, no case made for a change at all, and that if there were a case made bimetallism is impracticable and undesirable.

38,518. (*Mr. Chaplin.*) May I ask in what sense you mean that it is impracticable?—The idea of the bimetallists is that by making certain things legal tender at a certain ratio they can compel the whole world, provided the Governments agree to it, to accept those things at that ratio, and to do their business in terms of the standard at that ratio. I believe you cannot do anything of the kind. That is the short answer.

38,519. That the ratio cannot be maintained by the intervention of any Government?—Yes, I do think so.

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38,520. *(Chairman.)* You think there is no case made out for abandoning or degrading our gold standard?—I think there is an immense case against it. I think it would be a cruel and a wicked robbery of labour.

38,521. And if it enriches anybody it would enrich a certain limited class at the expense of labour?—At the expense of the community, and especially of labour.

Arguments in favour of bi-metallism.

38,522. *(Mr. Giffen.)* You have dealt very much with the bimetallic agitation as being based mainly upon allegations respecting the fall of prices, but I do not suppose you are acquainted with bimetallic literature before this fall of prices took place in which other grounds were alleged?—No, I am not acquainted with the earlier bimetallic literature.

38,523. Is this not a case in which the arguments change from time to time, and in which there is not a consistent argument all the way through?—I am not acquainted with Monsieur Wolowski's works or with the earlier bimetallic agitation.

38,524. Monsieur Wolowski wrote before the fall of prices took place, and he was still strongly in favour of bimetallism, not merely in favour of international bimetallism, but of bimetallism at all hazards?—Yes, I think he was, but I do not know his works. I think Monsieur Cernuschi wrote independently of the fall of prices; he did not believe in the appreciation of gold.

38,525. He began before he adopted that argument?—Yes.

38,526. Mr. Ernest Seyd, I believe, argued for bimetallism before the fall of prices began, on the ground that there was more pauperism in the countries which had a gold standard than in the countries which were either bimetallic or which had a silver standard?—I did not know that that had been his argument.

38,527. I think you will find that on record in the pages of the Journal of the Statistical Society of which you are now President, if you look back a certain time?—There is a great deal there I do not know.

Fluctuations in prices since 1870.

38,528. Do you quite agree that the fall of prices is due to the pressure upon gold which began about 1870 or 1872?—No, I do not think I do agree to that.

38,529. Even if it were established, would you agree that that would still be not a sufficient argument for bimetallism?—Yes, I quite agree to that.

38,530. Would you also agree that such fluctuations in prices as have occurred since 1870, supposing them to be due to circumstances connected with the standard money are fluctuations which might happen with any standard money?—Certainly. Bimetallism at the outside can only prevent fluctuations between the value of silver and of gold if it operates as the bimetallists think it would. It cannot prevent fluctuations in prices.

38,531. And these fluctuations are quite consistent with the primary and essential objects for which standard money is established?—Certainly, most undoubtedly.

38,532. And such fluctuations have happened in former times even when gold and silver were joined by the bimetallic tie, as it is called?—Certainly.

38,533. There is no kind of money which can be invented which would prevent similar fluctuations?—None that I can imagine.

38,534. Is there not also this difficulty, that in a progressive country by the nature of the case you must have, or may have, opposite movements in the prices of commodities and in the prices of labour?—That is just what has happened.

38,535. Such as has happened in the last 20 years?—Yes.

38,536. If that is the case there is no standard which could be invented which would prevent fluctuations in the one or the other—either in commodities or in labour, you must have fluctuations whatever standard is invented?—Unless humanity becomes stationary, which I trust it never will.

38,537. That is precisely my point; that in a progressive community you cannot possibly have a standard which would be free from fluctuations; of course you would have two things, possibly and probably, going in opposite directions?—Certainly; I think it is the natural course of things.

Increase in purchasing power of gold.

38,538. With reference to the discussion as to whether the fall of prices which has taken place since 1870 or thereabouts can be described as an appreciation of gold, I suppose that you do not dispute at all that in general, there is in fact, an increase of the purchasing power of gold measured by wheat, by sugar, by copper, and by various other commodities which can be named?—That is an obvious fact.

38,539. It is an obvious fact as to which there is no dispute?—No dispute at all.

38,540. Do you also agree that most retail prices have fallen, as well as wholesale prices, in this country, although perhaps not to the same extent?—I should think that is so—not to the same extent, but they have fallen.

38,541. It is possible also, until the matter is investigated, that retail prices may have fallen in many directions quite as much as the wholesale prices?—It is quite possible. I have no information upon that except one's general knowledge, that retail prices have fallen.

38,542. Still the statement being that the working classes had benefitted by the fall of prices, they would not have benefitted unless the retail prices had fallen—the two things are involved in the expression?—Naturally retail prices would fall when wholesale prices fell, though they do not fall immediately or in the same proportion.

Purchasing power of gold as measured by labour.

38,543. Then you also agree that, measured by labour, in this country at least, gold has no greater purchasing power than it had?—Not so great a purchasing power—it has less purchasing power.

38,544. Rather less purchasing power, if anything?—Yes.

38,545. So far I think I may say that I am quite in agreement with you, and I have never written, as far as I know anything to the contrary of what you have said?—No, not on that. I think your argument was confined to commodities; I do not think you applied it to labour.

38,546. I think if you read the paper which I wrote and read to the Statistical Society in December 1888, you will find that everything which you have said about labour is stated in that paper?—It was from you that I have got a great deal of my information about labour.

38,547. Really if you describe the facts in detail as I have done it shortly now, there is no difference between us in any respect in regard to the fall in prices?—As to the facts, I think none.

Use of term "appreciation of gold."

38,548. But you contend that it is inexpedient to describe the facts as an appreciation of gold?—Yes, as a matter of words.

38,549. It is merely a question of words?—A question of words which implies a generalisation to which I am not disposed to agree.

38,550. Do you know of anything in the statements which have been used by most of the people who have discussed the subject in which the phrase "the appreciation of gold" is used in any sense but as a kind of shorthand for describing shortly the various effects which I have now put to you?—I am not sure about that, I could not say that.

38,551. Was that not very much the way in which Professor Foxwell put the thing to us; you have read his evidence?—Yes, I have read his evidence; but I thought that he assumed by using the words "appreciation of gold" a cause for the phenomena we are considering, which I do not believe to be a true one.

38,552. I think he was very careful to avoid saying anything like "cause" in using the phrase "appreciation of gold"?—I do not think "appreciation of gold" is an accurate expression, unless you say with respect to what it has appreciated.

38,553. That I quite agree with; that is just the point; when we come to detail you quite agree in the general description of the facts?—Yes, I think so.

Improvement in condition of working classes before and since 1870.

38,554. Then with reference to the question whether the change which occurred about 1870 is due to anything which has happened to money on the one side, or to commodities on the other side, would you be prepared to say that the real improvement in the condition of the working classes or of the community generally has gone on at a greater rate since 1870 than it did before that?—I am inclined to think that it has.

38,555. It is not the case that prior to 1870 there was a very considerable rise of money wages?—I have not

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brought with me the earlier statistics as to wages. I have been looking at them since 1870, but I have not looked at them carefully before that time.

38,556. Would that not be a material point in deciding the question. I think the case as Professor Foxwel put it, following very much what I have written myself, was to this effect: that prior to 1870 the real improvement in the condition of the working classes and of the masses of the community took the form of a very considerable rise in money wages and rising prices to some extent, but still not nearly so great a rise in the prices of commodities as what you had in wages; but since 1870 the real improvement has taken the form of stationary or very slightly rising money wages and falling prices; but as far as the working classes and the masses are concerned the real improvement has been going on at a uniform rate all the time?—I should think it very likely has been; but I am not prepared without further examination of the figures to assent to any general conclusion of that kind. I am inclined to think that those American figures show that the improvement has been steady both in nominal wages and in real wages, except when interrupted by the war and the inflated currency.

38,557. As I understand, the whole question as it has been argued, and as it has been put before the world, is precisely this: that prior to 1870 the circumstances relating to money were such, that in spite of the real improvement that was going on throughout the world, and the greater facility in obtaining commodities, you had a moderate rise in the money prices of commodities and you had a great rise in wages, and what has happened since is that you have falling prices of commodities and stationary or slightly rising wages; but that the real improvement has been uniform all through, and that has been the contention of those who have used the arguments which I have used, that is, from our point of view, the whole case?—That the improvement has been steady throughout I am quite ready to admit.

38,558. (*Chairman.*) I think just now you said there had been a greater improvement since 1870 than before?—I am inclined to think that there has, but I would rather not say anything about the improvement in the condition of the working classes before 1870, because I have not come prepared on that point. But I should think it extremely likely a good many prices of the things which the working classes purchase, and which they need for their consumption rose during that period; and the extracts that I have read from Erwin Nassé show very well why that was, and why in the subsequent period they sank.

38,559. Is there any evidence that the wages of agricultural labourers rose from 1850 to 1870? (*Mr. Giffen.*) If you read a book like Sir James Caird's would you not find evidence that agricultural wages did rise before 1870; is that not a well-known fact?—I think the rise of agricultural wages took place before 1870.

38,560. Money wages?—Yes, I think they did; the price of agricultural produce especially rose during that time.

38,561. How do you explain that you had this rise in money wages generally before 1870, and that you have had comparatively no great rise in money wages since then?—I am not quite sure that you have not had a rise. I should require to look at that a great deal more carefully before I could admit the fact.

38,562. Then you have not really gone much into the question of the relative rate of material progress in this country, taking the period 1850 to 1870, and then taking the period from 1870?—I have not come here now prepared with the particular facts of which you are now speaking.

38,563. I thought some of the things which you said implied that the improvements have been much greater since 1870 than it was before?—I am inclined to think that on the whole the improvement has been greater.

38,564. I do not know whether your attention was called to a paper which I read at Manchester in 1887 on the Recent Rate of Material Progress in England?—I have no doubt I read it at the time. I have read a great many papers of yours.

38,565. You would know of it I think, because the substance of it was spoken at the Political Economy Club, but the point of that paper was this: that I thought it was necessary to explain certain things which appeared to indicate that the rate of material progress in this country had been less since 1870 than it was before—that the impression upon which you have proceeded to-day, that the rate of progress has been greater since 1870 than it was before, is not a correct one?—You are much better informed about those things than I am, but I think that the rate of progress has been very great since 1870.

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38,566. I will just mention one or two of the figures which are before me, with reference to what you quoted from Mr. Mulhall, which seemed to me to be to the contrary effect, although I think Mr. Mulhall did not make the distinction between the two periods dividing at 1870. I find, for instance, with reference to the clearances of shipping in the foreign trade in this country, that according to a table given in the paper which I read, the increased per cent. between 1855 and 1865 was 50 per cent., and between 1865 and 1875, 60 per cent., but that between 1875 and 1885 it was only 33 per cent.?—You are now dealing with shipping?

Clearances of shipping before and since 1870.

38,567. With the clearances of shipping in the foreign trade?—Entrances and clearances?

38,568. Clearances only, but it is pretty much the same thing whether you take both or take one?—Are you taking steam shipping?

38,569. I am taking the clearances which include the steam shipping?—I will take your figures. But you must remember that Mr. Mulhall's figures apply to the whole world.

38,570. Would you look to the figures of the consumption of sugar and tea. I find in the table, which I printed in my paper, that the ratio of increase per cent. between 1855 and 1865 in the consumption of tea was 43 per cent.; between 1865 and 1875 it was 33 per cent., and between 1875 and 1885 it had fallen to a little over 13 per cent.—this is the consumption per head?—My table, which was obtained from your department, shows that in 1855 the consumption was 2·3 lbs. per head, in 1865, 3·3 lbs in 1875, 4·4 lbs., in 1885, 5·1 lbs., and in 1893, 5·4 lbs.

38,571. So that the per-centage of increase is at rather a diminishing rate?—A slightly diminishing rate, but when people are once well supplied with tea the consumption would naturally be at a diminishing rate, but it is very slightly diminishing, if diminishing at all.

Consumption of sugar before and since 1870.

38,572. Then the consumption of sugar increased at the rate of 30 per cent. between 1855 and 1865, and 58 per cent. between 1865 and 1875, and fell to 19 per cent. between 1875 and 1885?—On my table in 1855 it was in 1855, 30 lbs. per head; in 1865, 39 lbs.; in 1875, 62 lbs.; in 1885, 74 lbs. Of course you must take into account for all these things the period when duties were taken off.

Assessment to income tax before and since 1870.

38,573. Take the assessments to the income tax, between 1855 and 1865 the income tax assessments increased 28 per cent.; between 1865 and 1875, 44 per cent.; and then between 1875 and 1885 they only increased 10 per cent.?—The income tax assessment, I know, has not increased as rapidly in the later period you mention; but it increased again rapidly after 1888.

Rate of material progress before and since 1870.

38,574. I wish to call your attention to the figures mainly for the purpose of showing you that the question of the relative rate of material progress has been discussed quite independently of this controversy, and with reference to facts which were observed a good many years ago, which seemed to show that instead of our advancing at a greater rate than we had done before 1870, we had been advancing at rather a less rate. I wish now to ask if there is any kind of truth in this indication at all, is it not surprising that in the first period before 1870 you had a rise of prices, and in the next period you had a fall of prices, unless there is a change in the money of some kind?—I have given you my reason for thinking that the fall of prices was due to other causes.

38,575. Your general reason was that the improvement had been much greater in the latter period than in the first?—I did not say the improvement in the condition of the people; I said the improvements in transport and production.

38,576. I understood you to mean the improvement in the general condition of the people?—What I read from Erwin Nassé and what I believe to be true is that the improvements in transport in the later years have been very much greater, more extensive, more developed, and that the fall in freights especially—

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both by rail and by ship—has been greater in the later period than in the earlier period.

38,577. Freights to some extent depend upon money wages, and they again depend upon the money?—If there were any truth whatever in this theory, prices ought to have been at zero before the gold discoveries of 1850.

38,578. Surely that does not at all follow; they were very much lower then than they have ever been since until quite lately?—They have just been about the same lately as they were in 1845, I think—at least according to the American returns—I can trace no relation between the supply of gold and the prices.

38,579. Can you suggest any other explanation of what has happened since 1870?—I have been trying to suggest an explanation.

38,580. I have pointing out to you different evidences that similar improvements in the cost of production—in the productive energy of mankind—have been going on uniformly over the whole period?—But that I deny.

38,581. You do not admit the bearing of the facts which I have just quoted?—No. I have been telling you all the time, that I think the improvements in transport and production, especially in articles of agricultural produce, of raw materials and minerals, have been much greater in the later period than they were in the former.

38,582. You have no statistics to give us bearing upon the point?—I have given you statistics of railways, besides it is a notorious fact that the great development—I will not say the actual mileage, though I believe that is the case—but the great development of the use of railways has been during this later period.

Development of railways before and since 1870.

38,583. Was not the great development of the use of railways in this country long before 1870?—That is a small part of the business. It is the development of the railways in Russia, India, in Argentina, and in North America, which has caused this great fall in all the produce, of which we hear so much now.

38,584. But, as compared with the previous period, these improvements in communication which took place in the 40's, and then in the 50's, and then in the 60's, were quite as great relatively to what went before as anything that has happened since?—No, they were not nearly as great. If you read Mr. Atkinson's figures with regard to the development of wheat in the United States you will see it has been in later years. I know a great many people here disbelieve Mr. Atkinson, but I believe Mr. Atkinson.

38,585. I do not think Mr. Atkinson goes at all into a careful comparison of what had happened before; I do not think he goes into the question; he does not take account of what happened to the railway system in Europe in the 40's, or in the 50's, or in the 60's?—The railway system in England is a small thing. The important thing for our present purpose, that is for raw materials and the produce of the land, is the development of railways in these new countries—in Asia, in America, and latterly in Africa.

38,586. Did not the railway system in England, when it was established, have an enormous effect in checking the cost?—There is no doubt that it had an effect.

38,587. The effect was simply enormous?—Nothing like the effect, for instance, upon wheat, or upon raw produce, or upon copper, or upon iron which subsequent developments of transport had.

38,588. I think you will find, if you look into it, that the effect relatively to anything that had happened before was much greater than even these very important changes which have happened since, but still, you had no fall of prices till 1870 came?—Agricultural prices rose immediately because there was an enormous demand for them; manufacturing prices did not rise so much.

Improvements in communication before and since 1870.

38,589. Still, it would require a great deal of investigation and careful consideration to show whether, relatively to the state of things existing before, the improvement in communication was greater since 1870 than it was between 1850 and 1870?—Undoubtedly; I have told you so. If the Commission wishes to have it, I would put in Erwin Nassés' argument, which is the fullest thing I have read upon the subject, and the best, but it is a little out of date.

38,590. But it does not seem to me to discuss the subject at all?—It seems to me that he discussed it very fully. In order to go fully into this question, you would need a book written with the elaboration of Tooke's "History of Prices."

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38,591. Then why do you assume that the improvement has been greater since 1870, when you say it would require a book to show that it has?—What I say is, that certain features of improvement have been greater, and I have not the least doubt that they have; I have not the least doubt, for instance, about transport.

38,592. Improvements in manufacturing have been greater, you think, since 1870?—No, I did not say that, I said in transport.

38,593. These are the only things that you mentioned?—I mentioned especially transport.

38,594. Would not the improvements in the manufacturing power have as much effect in the cheapening of commodities?—I am not quite sure about that. Improvements in manufacturing power tell on finished goods. Improvements on transport tell on both ready material and on finished goods. They are, in fact, cumulative. Further, the newer the improvements, the greater they are, the more they make old improvements tell. When you have Bessemer steel on the top of railways, the addition of Bessemer steel makes the railway a great deal cheaper than it was before; so that all these things are cumulative, and tell more in the later time than they do in the earlier.

38,595. I think you will find that there is a very strong impression that the improvements in communication have been going on very steadily, not only for 50 years, but for 100 years?—It really is useless to argue about the development of the railways.

38,596. No greater improvement relatively to what went before has taken place than what you had from the improvement of the canal navigation in England, and the improvement of the roads of England, at the end of the last century and the beginning of the present century?—You had then a state of things in which you had a very limited area out of which to feed an immensely growing people. Since then you have brought the whole world under control. You have had free trade, you have had the steamships, you have had the telegraph, and you have had these huge countries all brought into competition with England, and with the English farmer, and with the English mineowner.

38,597. Still relatively to what went before the improvements which I refer to were just as great in proportion as the improvements to which you refer as having happened since 1870?—I doubt it very much; I do not think so.

38,598. Still that is a question really for serious discussion, and not one to be put aside, simply because you have observed great improvements since 1870?—No, but what I say is, you attribute this particular alteration in prices to a scarcity of gold, and I say you have not proved your case.

38,599. It is easy making statements; the question is now of the facts, and one of the essential points is undoubtedly what the rate of improvement has been, whether the other causes to which you refer would have operated at all without certain circumstances relating to money?—I take what I have stated about the improvements in traffic and transport; and when I compare them as a cause of reduction in prices, with the alleged contraction in the supply of gold; and when I look at the facts which I have stated concerning the supply of gold, it seems to me perfectly absurd to attribute the recent reductions in prices to the small demand for gold which took place soon after the 70's.

Demand for gold in 1873-79.

38,600. Were you acquainted with the feeling in the City between 1873 and 1879; were you a close spectator of the money market, and constantly following the opinions of people at that time?—No, I was not.

38,601. Was it not almost the universal opinion of the press at the time, that there was a very great pressure upon gold, and for that reason people abstained from speculative operations, and allowed prices to fall; was that not the constant experience of the people who were accustomed to large operations in the City?—I really do not know anything of the fact.

38,602. Is that not a most material factor in the whole matter, that the very people whose operations affect the prices, were influenced by the actual pressure of what they called at the time a scarcity of gold—it may not have been a good phrase?—I can admit nothing of the kind without knowing a great deal more about it

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and whether it was a question of the scarcity of gold or not. There may have been a temporary and spasmodic scarcity of money in the market for all I know; it is no use asking me about it because I do not know. I do know that there was no chronic or permanent scarcity of gold.

38,603. Is that not most material to the whole question?—I really cannot tell you more without knowing a good deal more about the specific facts to which you refer. But there never was a real permanent scarcity of gold such as to have the effect of a chronic and permanent reduction of prices.

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The witness withdrew.

Adjourned till to-morrow at 11.30.

Seventy-first Day.

Friday, 14th December 1894.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Charles Isaac Elton, Esq., Q.C.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq. } *Assistant*
Alan Mackinnon, Esq. } *Secretaries.*

The Right Hon. Lord Farrer re-called and further examined.

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Purchasing power of gold measured by labour.

38,604. (*Mr. Giffen.*) We are agreed that in this country there is no doubt about the fact of an increase in the purchasing power of gold generally with regard to wholesale commodities and to some extent with regard to retail commodities, but that there is no increase in the purchasing power of gold with regard to labour?—No, but the reverse.

38,605. I should like to put it, is it true that there is no increase in the purchasing power of gold with regard to labour in other countries?—I do not know the condition of things in many other countries well, but from what I have read I should think the course of things had been parallel to what it has been here. In America, certainly, there has been no increase in the purchasing power of gold with respect to labour, but very much the reverse.

38,606. I have in my mind the case of India? in India, as I understand, you have had no change in the wages of the people in silver, or until the other day hardly any change.

38,607. We have been told that the purchasing power of these wages, as far as commodities in India are concerned, is pretty much what it was—that the silver commands the commodities pretty much as it did. The point I wish to put now is that as far as labour in India is concerned, seeing that gold has increased its purchasing power with reference to silver in India, it must therefore have increased its purchasing power with reference to labour?—That would be so, but I think such evidence as we had, showed that there was a considerable increase of wages in silver, at any rate in certain trades and businesses.

38,608. Only within the last few years, I think?—Chiefly within the last few years.

38,609. If I might say so, I myself was very doubtful about the construction of the evidence when I came to look at it, but, at any rate, it is only within the last year or two?—Yes; I think so, so far as one can judge. But the evidence was extremely imperfect.

38,610. You would be quite prepared to agree, therefore, that there is an increase in the purchasing power of gold with reference to labour in India?—I suppose that there is; there must be.

38,611. Then the members of the community of India would be entitled to say that in India there are all the marks of the appreciation of gold, because it has increased its purchasing power, not only with reference to commodities but with reference to labour?—Yes, if gold had been the standard in India prices and wages then would both have been lower than they are.

38,612. Still, if you had used gold in India, and the real position of labour in India remains as it is now, then you would have had a great fall of money wages in India during the last 20 years?—Yes, a fall in money wages, and prices. But Indian prices, and still more Indian wages; things are so uncertain and obscure that I am rather unwilling to commit myself to any statement of that sort without thinking it carefully over.

38,613. This is a mere arithmetical statement that I am putting to you, but you are not prepared to make any further answer?—In theory it is clear that Indian silver prices and Indian silver wages also must be higher than they would have been if gold had been the standard, or if silver had not fallen in value. The difficulty I have is in the obscurity of the facts, and in the difference between the labour systems of this country and of India.

Inflation of prices before 1870.

38,614. I think the two reasons which you gave on the authority of Professor Nassé for prices not falling before 1870 were, first of all, that there was a boom in those years?—Yes.

38,615. And, secondly, that since then there has been something with reference to transport, some cheapening of transport which never occurred before—that that is the novelty since then?—There is one other very important cause; these earlier years were years of great wars—the Crimean War, the Indian Mutiny, the American War, the Franco-German War, and the Franco-Italian war—while the subsequent years were years of peace.

Effect of wars on prices.

38,616. You do not affirm, and Professor Nassé, I think, does not affirm, that wars are a cause of high prices?—Yes, he does indeed.

38,617. But has that not been entirely refuted; was that subject not investigated by economists like Arthur Young, and was it not found that while prices are high in some wars they are not high in others—that wars do not cause high prices?—I am really unable to say; but I think that there can be no doubt that the effect of the wars I have referred to was to check production whilst increasing consumption.

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38,618. With reference to the boom, how long do you think the boom lasted?—I really cannot tell. I do not know whether the effect of that boom, the re-action from it, has entirely disappeared yet or not.

Inflation of prices before 1870.

38,619. You would not say there has been anything like a boom during the last four years, since the Baring crisis?—I know that we suffered for an enormous while by the reaction from the boom that preceded 1872. When the effect of that ceased I could not say, but there have been rises and falls since.

38,620. When did it begin?—That is more than I can tell you.

38,621. There was no boom in the years 1867 and 1868, immediately after the panic of 1866, was there?—It was after that that the great boom began.

38,622. But the great rise in prices was long before that, was it not, in 1864 and 1865. I think Professor Jevons showed a considerable rise of prices ending in the year 1862?—I really am unable to say.

38,623. Because I dispute altogether the statement that there was anything like a boom before 1872, or ending in 1872, that there was anything greater than what happens in every time of good credit?—It is extremely difficult to say what is a boom. That boom impressed itself on my mind very much at the time it happened. There had been booms and relapses before.

Contraction of gold after 1872.

38,624. Then with reference to the contraction of gold after 1872, I think you said that as far as the rate of discount was concerned, and the changes in the rate of discount, the period after 1872 was no more troublesome, and the rates of discount were not higher than they had been at other times?—I did.

38,625. Are you acquainted with any period in the money market resembling the period from 1872 to 1879? Is it not usually the case that after a panic you have a period of languor in the money market, just as we have now since the Baring crisis? Is that not usually the case in the money market?—Yes, there is generally a period of languor after the period of excitement.

38,626. After the panic of 1866 you had a period of languor that lasted for more than two years, and which was the occasion of a very famous article in the "Edinburgh Review," on "The Strike of Capital," and that is the usual case after a panic, is it not? (*Chairman.*) Do you know anything about this article?—No, I know nothing about the article.

38,627. (*Mr. Giffen.*) Was not the peculiarity after 1872, this; that while all the tendencies of the money market were pointing to languor and depression, yet owing to the contraction of bullion and the great pressure that there was, you had frequent disturbances of the money market of quite an unusual kind in such a period of the money market?—I do not admit that at all.

Effect of contraction of gold on the money market.

38,628. Is it not the actual fact that you had disturbances in the money market in 1871, 1872, and 1873—in 1873 especially—of a most unusual kind; and then after that instead of the languor and depression continuing for several years which you ought usually to expect, you had several periods of excitement in the money market in consequence, absolutely and solely in consequence of the extraordinary demands for bullion which existed?—I do not admit that.

38,629. I put the question because at that time I was continually writing to that effect in daily and weekly newspapers, with a general agreement in the City?—I do not admit it. There may have been spasmodic and temporary demands for gold, as there often are. There was no such chronic scarcity of gold as to have a permanent effect on prices.

38,630. You do not admit it, but you are not able to name any similar period in the money market?—I have not all the periods in the money market in my mind, but what I know is that during this period during which you say the want of gold was so great, there had been an enormous accumulation of gold in the world. The reserves in the banks were ample, and there was no greater, no more feverish excitement shown by the rate of discount than there had been in the previous period.

38,631. But, as a matter of fact, the money market was disturbed and excited when, in the usual course of things, it would have been in a state of languor and depression?—I do not admit anything of the kind.

38,632. But it is absolutely certain?—That is the construction you put upon it. I will read you the broad facts with respect to the supply of gold and the rate of discount which I have got, facts I have got from authorities whom you will admit. Dr. Soetbeer has given us an estimate or account of the reserves at the banks for several years (1877–1885); you are talking about the contraction of money.

38,633. The contraction of gold?—This is the gold that was in the banks:—In 1877, 2,890 million marks; in 1878, 2,850 million marks; in 1879, 3,500 million marks; in 1880, 3,790 million marks; in 1881, 3,900 million marks; in 1882, 4,070 million marks; in 1883, 4,600 million marks; in 1884, 4,880 million marks; and in 1885, 5,040 million marks. There had, therefore, during the period in question been no reduction in the bank reserves of gold, but on the contrary, a large increase. That is the summary of what Dr. Soetbeer says.

38,634. But that does not bear upon my question, as far as I can judge; I was asking if you had not periods of excitement and disturbance in the money market when in the ordinary course of things you would have no such disturbance?—No; you asked me whether it was in consequence of the contraction of gold, and I show you that instead of the gold decreasing, the gold was increasing all the time.

38,635. As a matter of fact, these figures that you give do not specify what banks are included; whether they are always the same banks, or whether some of the banks had anything whatever to do with the state of the London money market?—I am quoting from Dr. Soetbeer, who gets out these facts for the very purpose of illustrating the point that you are speaking of. After giving details of certain banks he says (p. 201 of Appendix XVI. to Report of Gold and Silver Commission): "If we make a cautious estimate of banks "not included in the preceding table, we can present "the following summary of the probable available "holdings of gold in all the reservoirs of civilised "countries at the close of each year from 1877 to 1885;" and he then gives the figures I have mentioned; and now I will read another passage.

38,636. No; I think I must keep to my question, if you do not mind. You have adduced figures as to the amount of gold generally. I am speaking especially of the London money market, and I ask whether it is not the case that at a time when the money market would have been quiet, you had it disturbed by large withdrawals of bullion from the London money market, when in the ordinary case it would have been quiet?—They might have been withdrawn from the London money market at particular times, but there was obviously an ample supply of gold, not only in the world, but in the other banks of Europe.

38,637. The point that I am putting to you is that there was not a large supply of gold, that the supplies were obtained with great difficulty and excitement, and that the money market was disturbed when in the ordinary case it would have been languid and depressed?—I do not believe anything of the kind. There may have been momentary difficulties, as there often are; but the figures I have quoted show that there was no chronic deficiency of gold. Now I will read you another passage from Dr. Neuman Spallart, whom you admit to be a great authority on the subject.

38,638. No, I do not on this subject?—Dr. Neuman Spallart, writing in 1877, after pointing out that in the last 15 years (before 1887) the whole circulation of the civilised world, including gold and notes, had not much altered in amount, says, "The special characteristic of "this last period is that enormous quantities of the "precious metals have been collected in the treasuries "and reserves of the banks; the increase of dead and unproductive treasure from 1876 to 1885 may be reckoned "at more than 2,400 million marks (12,000,000*l.*); and "from these facts, coupled with the increased use of "commercial and banking credit, it is clear that the "supply of money ('Goldstand' he calls it) in the "markets of the world was an abundant one, and the "rates of discount sank to what would before have "been considered an impossible minimum."

38,639. If you will allow me to say so, I do not see how that bears upon the question I put as to the London money market?—If you do not see, I am afraid I cannot make you see.

38,640. My question was a question of fact, as to whether the disturbances in the money market in definite years which I mentioned were due to withdrawals of gold which were met with great difficulty?—What I say in reply to that is that during all this time there was an ample supply of gold in the world, as was proved by

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the rates of discount and the returns of the banks, an ample supply for monetary purposes.

38,641. You do not admit that what happened in the London money market, when the people of the time thought it was a period of unusual disturbance, was anything remarkable?—I say it was not due to any chronic contraction of the gold available for money purposes in the world, and I say that positively and distinctly.

38,641*a*. The difficulty of supplying the gold was not a difficulty; is that what you mean to say?—I do not mean to say that there was never a temporary difficulty. I do mean to say there was plenty of gold to be had.

38,642. (*Mr. Lambert.*) For monetary purposes?—There was plenty of gold to be had for monetary purposes.

38,643. (*Mr. Giffen.*) Was it not difficult to be got?—It may have been at any particular moment.

38,644. Was there not disturbance and excitement in the money market?—That is more than I can tell you.

38,645. Was there not disturbance in 1873?—I will read to you further from what Dr. Soetbeer says. Dr. Soetbeer says that the average rate of discount in the Bank of England was for the five years ending 1885——

38,646. Excuse me, I think I must really ask you to stick to my question; I am not asking about rates of discount just now, I am asking about disturbance, which is a matter of history, and a matter of fact?—Yes, and I am going to answer you about that. It is true that in the year 1873 there was an unusual number of fluctuations—24 in the course of the year—but that is just what we should expect considering that in 1873 came the collapse after the unprecedented inflation of the previous years, the first great German demand for gold, and the payment of the French indemnity. Now, mind you, that was in the year 1873.

38,647. Do you mean to tell me that the first great German demand for gold came in 1873?—That is not what I said. I said that the fluctuations of 1873 followed the first great German demand for gold.

38,648. Did it not come in 1871? I think it was in 1872. I will not put any more questions on that?—I wish to proceed with this, if you please. I have got something more to say about that: "If, however, instead of taking "the single year 1873 we take the 13 years, 1873 to 1885 "inclusive, and if we compare them with the 13 years "preceding 1873, that is 1860 to 1873 inclusive, we find "that the average number of fluctuations in the rate of "discount of the Bank of England was 10 per cent. per "annum in the years 1860 to 1872, and only 8½ per cent. "in the years 1873 to 1885."

38,649. I must put it again that that hardly bears upon my point, which was that the money market after 1873 was disturbed and excited when in the ordinary course of things it would have been languid and depressed. That is such an unusual thing in the money market that I know of no other period in which the same thing happened; and I am asking you whether you can mention any other period?—I do not quite understand the question.

38,650. I think it is quite clear, and I do not think I need repeat it, that the money market was disturbed and excited at a period when it would usually have been languid and depressed, and that that was such an unusual thing between 1873 and 1879 that I know of no period myself in the history of the money market like it, and I ask if you can name any period?—I have not the history of the money market at my fingers' ends for the purpose of doing anything of the kind, but what I tell you is that if it was excited it was not for want of gold in the world, or for the want of gold applicable to monetary purposes.

38,651. You cannot tell us anything in detail about the year 1875 or 1877?—No, not about the detailed history of the money market; but I do know and have told you something about the aggregate supply of and demand for gold. To turn to another point. I think yesterday you doubted about the development of the carrying power in recent years.

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Development of carrying power in recent years.

38,652. No, I think not?—I understood you to do so at any rate. I wish to add to what I said on the point yesterday. I looked at Mr. Mulhall's article in the December "Contemporary," and I gave yesterday figures on the increase in the corn trade between 1860 and 1890. I think the question was suggested whether that did not take place in the earlier time, and whether a similar development or proportionate development had not taken place in earlier years. Mr. Mulhall sums up his figures at the end in this way: he gives you the shipping tons of the world, and the railway horse-power of the world in the years 1860, 1870, 1882, and 1892. The tons of shipping in the world in 1860 were 21,730,000; in 1870, 25,100,000; in 1882, 35,060,000; and in 1892, 48,840,000.

38,653. Are those figures correct at all; those figures ought to be the figures in the Annual Progress of Merchant Shipping which you know; but there is something I do not understand about them?—I am giving them on Mr. Mulhall's authority. They are figures taken from the shipping of the whole world.

38,654. The Return I speak of deals with the shipping of the whole world, and the figures are not the same at all, as far as I can recollect?—I give them on Mr. Mulhall's authority, and I give them open to such criticism as you may make upon them. The railway horse-power, he says, was in 1860, 5 710,000; in 1870, 11,740,000; in 1882, 23,900,000; and in 1892, 34,500,000. Then he makes a sort of index number of the carrying power, which is to this effect: In 1860 it was 27,440,000; in 1870, 36,840,000, a yearly increase of 940,000; in 1882, 58,960,000, a yearly increase of 2,212,000; and in 1892, 83,340,000, a yearly increase of 2,438,000. These figures show, if there is any truth in them—and they are such simple figures that I do not think Mr. Mulhall can have gone very far wrong—that the increase in the carrying trade of the world has been quite enormous in late years, and has been much greater in late years than in earlier years. To my mind it is quite an obvious thing that the carrying trade of the world is a new feature in the trade of the world, out of all proportion to anything that has ever happened before, and that it has brought within the compass of the markets of Europe and of America all the waste places of the world—India, Australia, South America, and Western North America.

Rate of material progress since 1870.

Something was said yesterday about the rate of progress during the last 2½ decades, as compared with the previous time. The English statistics do not give us the means of showing in a single set of figures what has been the increase in nominal wages, and what has been the increase of real wages, that is of purchasing power of articles of consumption, as the American figures did which I put in yesterday. Our statistics are not to my mind, at any rate in form, comparable with the American figures. The American figures showed a great increase in both in recent years. Looking to the evidence before the Labour Commission, especially with respect to agricultural wages, and looking to the different items in our own, the statistics of wages, of prices, of consumption, of savings, of education, of diminished crime, of diminished pauperism, I am disposed to think that the rate of progress of the wellbeing of the working classes has been fully maintained in the last 20 or 30 years. I have taken out from the paper that I handed in yesterday the following table:—

Year.	Population in Millions.	Assessment. Income Tax. Millions.	No. of Scholars in Elementary Schools in Thousands.	Proportion of Paupers to Population.	No. of Paupers in Thousands.	Crime. No. of Convictions in Thousands.	Tonnage. Foreign Trade of U. K. in Millions.	Savings Banks Deposits in Millions.	Consumption of Tea per Head. Lbs.	Consumption of Sugar per Head. Lbs.
		£								
1850	27·5	256	—	57·4	1,336	41·0	14·5	28·9	1·9	25·3
1860	28·8	312	884	42·9	1,010	17·5	24·7	41·3	2·7	34·1
1870	31·3	419	1,454	46·5	1,279	18·4	36·6	53·1	3·8	47·2
1880	34·6	541	3,156	31·8	1,044	15·6	58·7	77·7	4·6	63·4
1890	37·5	632	4,231	27·3	990	12·3	74·3	111·8	5·2	73·2

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To my mind those figures show a great and continued rate of increase, and no falling off in the rate of progress in the wellbeing of the working classes during the last two decades. But I do not wish to be led into this side issue. The rate of national progress may, on the whole, be slackening, or it may not. My point is that if it is, scarcity of gold has nothing to do with it. My reasons are these. In the first half of the century population and business progressed; but the supply and accumulation of gold was insignificant compared with what has accrued since. At the same time prices never fell so low as they have fallen now. From 1850 commenced an annual supply of gold, sometimes more and sometimes less, but more than ten times as large as that of the earlier period, leading to an accumulated stock of gold out of all proportion to increased population and business. The money demands upon this stock, whether they were 100,000,000*l.* or 200,000,000*l.*, were insignificant compared with the accumulated stock, and were spread over 15 years or more during which the new supplies still continued. These new monetary demands have long since been exhausted; the supplies of gold have accrued in ever-increasing quantities; the banks are filled with useless gold as they have never been filled before; and yet prices continue to fall. Can there be clearer proof that we must seek some other cause?

Practicability of bimetallism.

38,655. (*Mr. Chaplin.*) I am going to begin by asking you some questions on the points with which you ended in your examination in chief, namely, on the practicability of bimetallism and the maintenance of the ratio. Your general conclusion, I think, was that bimetallism was impracticable, and that the ratio could not be maintained by any intervention of Governments, that it would not hold water for a moment. Those were the words that I took down?—My great objection to bimetallism is that it is a leap in the dark. I do not think that the ratio could be maintained.

Definition of bimetallism.

38,656. You gave a definition of bimetallism as you understood it; one condition of bimetallism was, you said, that the mints of all the countries should be open to the free coinage of silver?—Of both gold and silver.

38,657. Where do you find that?—I always imagined that that was the foundation of the bimetallist theory, or the mints of all important countries, at any rate.

38,658. But that is a very distinct qualification. May I remind you of a paragraph in the second part of the Report of the Gold and Silver Commission which I think lays down the condition more accurately, and ask you if you still agree with it. I quote from section 105: "We shall for the present pursue the inquiry "upon the assumption that an international agree-"ment could be arrived at under which the United "Kingdom, Germany, the United States, and the "Latin Union, should be parties to the adoption of a "bimetallic system with a ratio approximating to the "market ratio." That is, I think, what you would adhere to now?—Yes, I will accept that as the view of bimetallists.

38,659. I know you paid great attention to the subject on the Commission?—I will accept that as the view of the bimetallists.

Maintenance of ratio.

38,660. When you say that the ratio could not be maintained, may I remind you of another paragraph in Part 2 of the Report—the third paragraph of section 107, on page 85: "We think that in any conditions fairly to "be contemplated in the future, so far as we can fore-"cast them from the experience of the past, a stable "ratio might be maintained if the nations we have "alluded to were to accept and strictly adhere to "bimetallism at the suggested ratio. We think that "if in all these suggested countries gold and silver "could be freely coined, and thus become exchangeable "against commodities at the fixed ratio, the market "value of silver as measured by gold would conform to "that ratio and not vary to any material extent." How do you reconcile that paragraph and the statement which you made just now and yesterday, that the ratio could not be maintained by any intervention of Governments?—I admit my responsibility for that paragraph.

38,661. At any rate you signed it?—I have signed it, and I am fully responsible for it; but if it lay with me to pen that paragraph with my present knowledge, and seeing the use that is made of it, I should pen it in a more cautious form. But I wish you to observe what the condition is: "If the nations we have alluded to "were to accept and strictly adhere to bimetallism at "the suggested ratio"—that is the condition. Will they do so; that is, not only will the Governments do so, but will the nations do so? Then it goes on to say, "We think that if in all these countries gold and "silver could be freely coined and thus become "exchangeable against commodities at the fixed ratio." If that were done, there is no question that they would be. Then, allow me to say—I will not trouble the Commission by reading it—that the whole of the next two pages, or almost the whole of them, contain the conditions and qualifications under which that passage is to be accepted; and those conditions would very much modify it.

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Practicability of bimetallism.

38,662. I am not prepared to admit that; but still I will ask you this question: Do I understand now that your doubt was more than a doubt—that your statement as to the impracticability of bimetallism is founded upon this: that you think the nations would not adhere to it?—I think you cannot be sure that the individuals composing the nations would adhere to it.

38,663. Is that your reason why you think it impracticable?—That is one reason why I think it impracticable.

38,664. Then you adhere, I understand, to your originally expressed opinion, that if the nations would adhere to it, then it is practicable?—Certainly. After all, value is only a matter of opinion, and if the whole of the nations, and of the people composing those nations, agreed to take gold and silver at a certain value, it would be so taken. The question is whether you can get the people so to agree.

38,665. That is your difficulty; the thing is possible provided the nations agree to it and adhere to it?—Yes, meaning by "nations" not only the Governments but the communities, and the persons who constitute those communities.

38,666. Those communities mentioned in the paragraph to which I have referred?—Yes; including all the persons composing those communities, *e.g.*, the New York bankers and the English bankers as well as the Governments.

38,667. The communities that you refer to as "the "United Kingdom, Germany, the United States, and "the Latin Union"?—Yes, I will accept that.

38,668. If those communities would agree to it and would adhere to it, you think the thing is perfectly practicable?—I think if all those nations agreed, and all the people in those nations agreed and always continued to agree to take anything at any value whatever that thing would be taken at that value.

38,669. You mentioned, I think, as one of the objections to any such proposal, that if people were permitted by the law to pay either in gold or in silver, this still would happen, in your opinion, that people would make contracts in which they would insist upon being paid in gold?—I think so.

38,670. Why was that not the case before, when the bimetallic law was in existence, both in France and in the United States, for instance; people never made express contracts to be paid in gold at that time, did they?—But the moment there became a fear of a variation in the ratio they did make contracts that the payment should be made in gold. For a long time all contracts for fixed payments made by financiers in New York have been made to be paid in gold.

38,671. You say the moment there was a fear of there being any variation; when did that fear arise; did it arise until after the mints had been closed; could you give me any instance of its arising before?—I am not sufficiently acquainted with it to say what was the case before, or when exactly the practice arose.

38,672. After the mints had been closed, and after the bimetallic system had ceased to exist, then you say that contracts began to be made in gold; and that I should not dispute for a moment?—Quite so; we are agreed there.

Effect of adoption of bimetallism.

38,673. Then you held out before us that if such a law was adopted it might result in a panic; is that a matter upon which you entertain very grave and serious apprehension?—I said that anything I could say upon that subject was of the most speculative kind; that my real objection to the whole thing is that it is a leap in the dark. I do not know what will happen. I said, I think, that there were circumstances under which it might possibly cause a boom; there were other circumstances under which it might possibly, and more probably, cause a panic; and I think you see, from what has

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happened in New York lately, that that is quite possible.

38,674. Do you consider that what has happened in New York lately can for a moment be held to be analogous to what you are foreshadowing might possibly happen under bimetallism, when in New York there has been nothing like bimetallism or anything approaching to it?—No, but I think bimetallism would be an even more shaky thing than the bankers of New York have recently contemplated in the United States.

38,675. You think that?—Yes, I do indeed.

38,676. I am afraid we should differ altogether upon that point. You are aware, I suppose, that it was foretold by many bimetallists at the time, and that they always held the opinion, that the legislation contemplated in New York, such as the Sherman Act, was certain to be a failure?—I do not charge the bimetallists with any advocacy of the Sherman Act.

Practicability of bimetallism.

38,677. Upon this point of the panic, as you seem to think it is a really possible danger, I want to ask you one or two more questions. I suppose you will admit that if a sufficient number of foreign nations came to an agreement for the purpose, they could perfectly well re-establish the bimetallic system without the assistance of England, just as they did before?—Providing they possessed both gold and silver and were willing to take the silver. I am not at all sure, though. It is one thing to have kept the system going when it was alive; it is quite another thing to restore it.

38,678. You go so far as to say this, then, that the ratio could not be maintained if other nations made the agreement and England refused to join?—I do not go so far as that, but I do not say that they could make it so as to maintain it.

38,679. You cannot pronounce an opinion one way or the other on that?—No.

38,680. You cannot say to me that I am wrong in the conviction which I hold, that foreign nations could establish bimetallism to-morrow if they pleased to do so, without England joining?—My impression is that they could not, but I should be sorry to speak positively upon that point.

38,681. Upon the assumption that they could, if that system was re-established you will admit, I suppose, that the effects of it as regards prices and everything else would be universal?—I suppose, too, that the effect of it would depend very much upon what the ratio was.

38,682. It would be just the same whether England joined it or not?—It would depend on what the ratio was.

38,683. Yes, but the effect of it would be the same whether England joined it or not?—That I can hardly say.

38,684. You are not prepared to say it would not?—I am not prepared to say that.

38,685. Because it would follow, would it not, that if you were prepared to agree that foreign nations if they chose to do it could re-establish bimetallism by themselves—which I have never heard disputed before—then, if bimetallism is probably the cause of the panic, we are really in this country standing on the edge of a precipice, over which we may be pushed by foreign nations at any moment, and over which we should have no control; would that not be so?—I do not think that I am prepared to admit—things being in the state in which they are—that any nation or set of nations could restore the condition of things which existed at a time when many of the nations were willing, and the people who belonged to those nations were willing, to take silver. The thing existed because it had not been settled whether silver or gold should be taken, and certain nations were ready to take silver. Whether you could restore that state of things or not is, to say the least, most doubtful. I do not think you could.

38,686. I am asking you these questions on the assumption that bimetallism was re-established. Bimetallism being re-established surely would mean this, that the nations had shown themselves to be willing to take silver?—It would never be re-established unless they were. My impression is that if other nations were to arrange between one another to make what appears to me to be so shaky an arrangement, we had better stand out of it and keep to our own standard.

38,687. That is another question altogether, and I can quite understand your holding that opinion; but upon the point which I put to you that foreign nations could re-establish bimetallism, if they chose to do it, without the consent or concurrence of this country, as I understand, you are not prepared to say that I am wrong in that view?—No, but I am not at all prepared to say that they could.

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38,688. It is a subject you have not considered?—My inclination and my opinion is that they could not, and, which is much more, that they would not.

Maintenance of the ratio.

38,689. Am I to understand, as the result generally of what you have said to me in reply this afternoon, that to a certain extent you have changed the opinions which were indicated in those paragraphs to which your signature was attached when you were a member of that Commission?—No, I do not think that I have. I feel more strongly now than I did then what a leap in the dark it is. I am not sure that I see any farther into the darkness, and I am quite certain that the glimpses I get into the darkness do not make me more in favour of taking that leap in the dark.

38,690. But in spite of its being a leap in the dark, you attached your signature in those days to a very explicit statement that the ratio under certain conditions could be maintained?—Yes, if everybody agreed to maintain it.

38,691. Yesterday you told us without qualification that it could not be maintained?—I do not think it would be maintained; I do not think people would agree to it.

Production and consumption of gold and silver.

38,692. There I think we had better leave this part of the question, because I am unable to reconcile the two statements. It is your contention, I think, that the production and consumption of silver are perfectly distinct. I take this from section 3 of your brief. You say that the bimetallists "propose a double standard, in other "words to fix by law the relative value of two objects, "viz., gold and silver, which nature has made separate, "and the production and consumption of which are "perfectly distinct." That is your opinion?—Yes.

38,693. Is it not the case that in many mines, or certainly in some mines, they produce both the metals, and that the gold and the silver are produced together?—Yes, that is the case; but that is not what I meant by this paragraph. The general and large production of gold is totally independent from the general and large production of silver. Occasionally they are produced together, and I suppose when they are produced together they are produced in different proportions.

38,694. Have you ever heard of the Comstock Mine?—I know the name.

38,695. There is a large production of gold and silver there?—Yes, I do not deny that gold and silver are in some cases produced together.

38,696. In the report of the United States Monetary Commission of 1876 I find it is stated that some 300 million dollars worth of bullion were produced by the Comstock Mines in a few years, ending within the date of that Report?—I should think very likely.

38,697. And that about half of this value was derived from gold and the other half from silver?—Very likely.

38,698. Is not that rather contradictory of your statement that the production of these two things is entirely distinct?—The words are used in a different sense. When I said the production and consumption are entirely distinct, I meant that there is no fixed relation whatever between the production of gold and the production of silver, or between the consumption of gold and the consumption of silver.

38,699. So that it would not be quite accurate to say, as stated in your brief, that the production of these things is entirely distinct?—For my purpose it is, quite.

Statistics of production of gold and silver.

38,700. You gave us some very interesting statistics about the production of gold and silver, and you referred us to the Director of the United States Mint as a great authority upon this subject, I think?—I did.

38,701. Is there not a good deal of guess-work about these estimates, even from the Director of the United States Mint?—I think they are as good statistics as you can get. I suppose that all the figures, when you get back to a certain period, are very doubtful, but I should think that the figures of production of late years are tolerably trustworthy.

38,702. You are aware that it has often been stated in public that there is an enormous capacity for an almost

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unlimited production of silver in the United States; have you not heard that statement made?—I have seen it stated; I have seen every kind of statement about it.

38,703. Are you aware of any proof whatever of that statement?—I never stated it myself.

38,704. You do not hold that?—I know nothing about it. I observe that it is produced in enormous quantities, and that it is so produced in enormous quantities, notwithstanding the alleged—I do not say the true, but the alleged—falling off in the monetary demand.

38,705. You have referred to a gentleman to whose opinion, I think, you rather deferred on a good many matters, who has given evidence here, Mr. Atkinson?—Yes.

38,706. Have you read his evidence upon the subject?—No.

38,707. Mr. Atkinson stated to us that the possible production of gold, in his opinion, was very much exaggerated; but you will be able to say nothing about that?—No, I cannot say anything about that.

38,708. Are there any laws of the United States, or of the States respectively, which require the mine owners to make returns of the quantity of bullion produced?—I cannot tell you.

38,709. Is there any tax on mining for the precious metals?—I cannot tell you.

38,710. You do not know whether there is any obligation to make such returns?—No, I do not.

38,711. So that really, as to the foundation of these statistics, we are a good deal in the dark?—All that one can say about those statistics is that they are the statistics of men who have given their attention and time to get such facts as can be got at. I am no statistician myself, and I do not pretend to be a critic, but figures given by such men as Soetbeer and the Director of the American Mint are generally received by economists and writers and statesmen as having, at any rate, some general truth. Anyone who has had as much to do with statistics of any kind as I have knows how slippery and uncertain a great number of our statistics are; but there is a certain general average truth about them, and probably the errors of one year are averaged throughout the whole, so that you may take it, for the purposes of comparison, as tolerably correct. I cannot say so of the statistics of consumption; about that I have not said a word.

38,712. I observe that the Director of the Mint states in his last report, namely, for the fiscal year ending June 30th, 1894, that there were several hundred million dollars of gold in circulation or in the hands of the people in the United States; are we to take that as reliable, do you suppose?—I really cannot tell you.

38,713. Do you know at all whether gold coins are in common use throughout the States at the present day?—Certainly not. In California they are, but I believe not in the Eastern States.

Gold as standard of value.

38,714. Now I want to ask you just a few questions with reference to what you said with regard to the standard. Gold, you said, was our standard of value?—Yes.

38,715. And it is that which is the measure of value?—That is so.

38,716. What gold do you include in this; I think I understood you to say all the gold that was estimated to be in existence in the world?—Our standard is the English sovereign, which is a certain weight of gold of a certain fineness and quality. That is our standard.

38,717. Gold performs the function of being the measure of value?—Our measure of value is that gold sovereign.

38,718. I understood you to say that in that estimate of the value of gold all the gold in the world must be taken into account?—I think so.

38,719. That even hoards must not be excluded from it?—I think not.

38,720. I wanted to arrive clearly at what you meant by that: that the value is to be estimated by being measured by the whole of this great mass of gold?—The value depends upon the relation of the aggregate supply to the aggregate demand. In taking into consideration the aggregate supply you must take into consideration all the gold which is not actually destroyed, and which under any circumstances might be brought into the market. Of course the difficulty of getting it into the market forms one factor. It may be more difficult to get from one place than it may be from another, and that has all to be taken into consideration. But what I meant was that you were not, because hoards are in India, to say that they have no effect upon the value of gold in London; and because I have gold in my watch that that is not to be taken into account in considering the value of the gold in the standard sovereign.

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38,721. That is exactly what I wanted to arrive at. All this gold, whether it is in hoards or not, you contend affects the value of the whole mass?—Certainly, more or less.

38,722. And as such plays a part in measuring the value of everything else?—I think so.

38,723. If silver was the standard, or where it is the standard, would the same thing or does the same thing hold good?—Yes, I think so.

Production of silver.

38,724. You told us you had put in the amount of silver in existence in the world?—I put in from the same statement of the Director of the United States Mint a statement of the production of silver since the discovery of America carried down to the year 1893.

Stability of standard of value.

38,725. Now, going further, you admit, I think, that the essence of a good standard is to be as stable as possible, and not in itself to be subject to variations?—Yes, you want it to be as stable as you can get it.

38,726. How is stability exhibited—by there being little or no change in prices?—It is an extremely difficult question to put into words, but I think stability would be measured, if you could measure it, by taking all the things against which gold is exchanged or said to be exchanged and averaging the whole.

38,727. And if upon that average you found that there was a little or very little change in prices that would indicate stability in the standard according to the change?—Yes; supposing you take everything—but I warn you we are in the depths of speculation here ——

Purchasing power of the rupee.

38,728. Silver, it appears to me, has performed this very function which you describe in India, and, as exhibited by all the things which are measured in price there, it has changed very little indeed; and yet you say silver is a bad standard?—I say, if silver prices of articles of wholesale consumption, which have been produced with a much smaller amount of human effort than they formerly were, have remained the same, it is to my mind a proof that silver is a bad standard.

38,729. That is what you said, I am aware; but I do not follow it because you and I, if I may remind you, both put our names to a paragragh to this effect on the Gold and Silver Commission, when the rupee was the standard of India; we then expressed the opinion that the purchasing power of the rupee had not altered, that is to say that stability in the standard had been exhibited in the way I have indicated to you by hardly any change in prices?—Yes; if you call steadiness of prices stability of the standard.

38,730. The purchasing power of the rupee had not altered?—Yes.

38,731. It had, therefore, exhibited stability on your own test?—Yes; if you mean steadiness of prices.

38,732. I ask you the question because it appears to me that you accuse silver of being a bad standard, although it has fulfilled the very test by which you say that you judge of a good standard?—But it has not fulfilled that duty in Europe, whatever it may have done in India, and I do not think it has done so in India. It has certainly not done so if silver prices remain the same, whilst the cost of production has decreased.

38,733. Because it is not the standard in Europe, and it is the standard, you tell us, which measures value, and it is the standard in India, or was until you were instrumental in closing the mints?—It is or was the standard in India; and I repeat that if the cost of production and of transport have largely diminished, and if notwithstanding silver prices have remained the same, it is a proof that silver is *pro tanto* not a good standard. But I must add, as I did in answering Mr. Giffen, that the facts concerning Indian prices and wages are very uncertain and obscure.

"Money of the market" and prices.

38,734. Now I want to go a little bit further, and clear up something else on which you gave information. Having told us that gold was the standard, and that it was the measure of value, then you go on, in paragraphs 32 to 37 of your brief, to say it is what you call the money of the market, which has to do with

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prices; is "the money of the market" your own expression, are you the author of it, or is it taken from someone else?—I took it from the newspapers and from general languages.

38,735. This money of the market you tell us is capable of almost indefinite expansion and contraction, from which I gather it is like an india-rubber standard—you can pull it about, you can stretch it or contract it as much as you like?—Considered as a medium of exchange; not as a standard of value.

38,736. You said, as having to do with prices?—Yes, as having to do with prices.

38,737. Having previously told us that it was the standard which was the measure of value, and which therefore governs prices?—I never said that the money of the market was the standard of value. I said it was the medium of exchange, but you have to separate in your mind distinctly between the standard of value and a medium of exchange. The gold sovereign is the standard of value, and the only standard of value in this country, but it is not the only medium of exchange; in fact, it forms a very small part of the medium of exchange.

38,738. We will keep first, if you please, to the question of the measure of value; on your showing on what you have told us up to now you have a gold standard which is the measure of value, and at the same time you say that you have the money of the market, which also measures prices?—No, not which measures prices——

38,739. What does it do then?—It makes prices, or prices make it. I am not sure which.

38,740. "Which makes price"?—What we really use as a medium of exchange is the money of the market. Take bankers' cheques; each pound in those cheques is convertible into the sovereign, and is of exactly the same value as if it were a gold sovereign. It is the whole quantity of that money which makes prices, or which is made by prices; I am not sure which.

38,741. When you say makes prices do you mean that it measures prices?—No, it does not measure them, it makes them.

38,742. But how can it make them without measuring them too?—Supposing credit is very high, and that people are very sanguine, and have great belief in the future, that there is a great deal of credit money going, then that money makes high prices because there is a great deal of it.

38,743. When you say that it makes prices, you mean that the prices depend upon that money, whether there is more of it or whether there is less?—Yes, or it depends upon the prices; the terms are correlative.

38,744. We will take it first that the prices depend upon whether there is more or less of that money?—Yes.

38,745. If that is so it clearly measures the prices; the amount of it measures the prices?—The amount of it used as a medium of exchange makes prices.

38,746. You put it in both ways, and I said we will take the other first; you said the prices were made by this money according as to whether there was more of it or less. I therefore say on your own showing, and I put it to you, that it measures the prices, on that side of the question?—You may use the phrase if you like, but the thing that really measures the prices is the standard.

38,747. Then we have got two things, we have got the standard which measures the prices and we have got the money of the market which measures the prices? I do not understand you. I have never said that the money of the market measures prices. It makes prices; and every pound of the credit money is exactly equivalent for the purpose of a purchase to the gold sovereign.

38,748. Quite so; but what I want to arrive at is this: you have landed us apparently in this position, that we have got two things which measure the prices; one is the gold standard, and the other is what I have described as an india-rubber standard, which is susceptible of any amount of expansion or contraction. How is it possible that both those things can be the measure of value?—I never said that credit was the measure of value.

38,749. You certainly admitted to me in argument just now, taking one side of the question, that it measured prices?—I said that it was a thing we used as a medium of exchange, not that it was the measure of value.

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38,750. You also admitted to me in argument that it measured prices, that it made prices?—That it makes prices.

38,751. And therefore measured them?—That is, I think, a very incorrect phrase. I do not think there is the slightest inconsistency in what I have said.

Fall in prices and agricultural depression.

38,752. We will pass from that question, and I wish now to ask you a few questions upon the appreciation of gold, which I understand you do not admit; of course you know that we are suffering from agricultural depression?—Oh dear, yes.

38,753. Every witness that we have had before us here agrees that the main cause of that is the fall in prices—of that you are aware?—Yes.

38,754. Then I understand you to say that we have not proved our case, our case being this, that the fall in prices is due to a change, partly at all events, in the value of money itself?—In the standard?

38,755. Yes?—No, I do not think you have proved your case there.

38,756. Your case, I understand, is this, that the whole change has occurred in relation to commodities?—I think so.

38,757. When did that change in prices as far as agriculture is concerned begin—it began, I think, about 1876, or from 1876 to 1879?—Yes, that agricultural prices varied. If I remember right the cereals and things which were comparatively easy of transport began to fall first, and I remember at that time Sir James Caird saying to the people of the West of England, who relied upon beasts, "You must not depend "upon the high price of meat, because that will not "continue, for that will be affected by the increase of "carrying power." I only mentioned that to say that I think the fall of cereals occurred before meat fell.

Improvements in production and transport before and after 1870.

38,758. You have stated that in your opinion the greatly increased facilities for production and transport had their largest effect after 1870?—I think so.

38,759. They began to take their greatest effect after 1870?—I think so.

38,760. Why did not the prices begin to fall before 1876 or 1879 if it was due to nothing but commodities?—It takes some time before all the new processes of carriage are developed. A railway is made, and then it takes some time before the use of it is developed; the Suez Canal is made, and the traffic is small at first; the Manchester Ship Canal is made, and the traffic is now very small. It is a matter of gradual growth.

38,761. You admit that these increased facilities had been in operation for many years before 1870, which of course cannot be denied; that it was by 1870 that they had got into full operation; and that from that time forward we have been having their most full effect; then we had a period several years after that during which prices did not begin to fall. How do you account for that if it is only commodities?—I do not say that they got into full operation; I said that they were coming into operation, and have been coming into fuller and fuller operation ever since.

38,762. Apart from that, taking it upon that ground, is it not a very common opinion that it was immediately after the inventions of science, such as steam and electricity, the telegraph, and all those things, and railways, that the most marked advances in facilities for production were made?—What time do you mean?

38,763. When they were first made?—Of course all improvements have some effect at once, but it is a long while before they take full effect, and the facilities for transport have been, I think, much greater in later years.

38,764. I really forget myself the exact date when they began, but it was long before 1870?—Of course we have been going on improving from the beginning of the century and long before that.

Effect on prices of gold discoveries in Australia.

38,765. I asked you the question yesterday whether it might not be possible that it was the effect of the great gold discoveries in Australia which had checked the fall in prices, which would otherwise have occurred from the development of these inventions of science?—I think it may have had some effect.

38,766. I thought you said yesterday you believed it had not?—What I said was that I have always thought

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that the actual production of gold was of less importance than the development of the country.

38,767. At all events, you think that there are ample reasons to account for the fall in prices, apart from any changes in the value of money?—Yes, I do.

Supply, and prices of wheat compared.

38,768. I am going to ask you about one article, the article of wheat, with regard to which I find a very interesting statement indeed published in the "Corn Trade Review" quite recently—one of the last issues. Are you acquainted with the "Corn Trade Review"?—No.

38,769. Then you are not able to say how far it is reliable?—No, I do not know anything about it.

38,770. The "Corn Trade Review" points out that, according to their figures in 1891, the world's wheat crop was 307,000,000 quarters, and in that year the average price was 37*s.* per quarter; in 1892 the crop was 305,000,000 quarters, and the average price was 30*s.* 3*d.*; in 1893 the crop was 307,000,000 quarters, the same as in 1891, but the price had fallen to 26*s.* 4*d.* Now the result of those figures is this, that in 1892, with a smaller crop, compared with 1891, we have a fall in price of 18 per cent., and in 1893, with the same production as 1891, we have a fall in price of 29 per cent. as compared with 1891. Can you account for that state of things at all on the supposition that it is entirely due to commodities?—No, I do not understand it at all. I have not paid any attention to it. All I can say is that it certainly is not due to the scarcity of gold, because the supply of gold has been much increasing precisely during that period.

Fall in prices of silver and wheat.

38,771. Are you aware of the contention that is maintained by a good many people who have studied the bimetallic question, that whether it is a question of cause or effect or not, the coincidence between the fall of silver and the fall of wheat has been very remarkable—have you heard that?—I do not remember it with respect to wheat especially; but with regard to commodities generally there were Sir David Barbour's parallels line that we saw so much of on our Commission.

38,772. There are lines of the same sort now made with regard to wheat and silver. I ask you these questions because it is a very extraordinary coincidence, I think you will agree, if it is nothing more than a coincidence, that this extraordinary fall in the price of wheat, although there has been a smaller production for which it seems very difficult to account, is concurrent with the great fall in the price of silver, which followed immediately upon the closing of the mints?—That is very curious, especially if I remember aright, but I am not sure, that the supply from India which is a silver country, has lately fallen off.

38,773. I cannot tell you what the figures are now?—I think that is so.

38,774. In 1893 I do not think it had fallen off then, and 1893 is the year I am speaking of?—At any rate India has played a smaller part in the supply of wheat to the world.

Appreciation of gold.

38,775. When you tell us that you do not believe in what is commonly called the appreciation of gold, you are aware of course that you are confronted by a long list of great authorities and eminent men upon this subject?—Yes, and I believe also supported by equally great authorities on the other side, whom it is scarcely worth while to mention.

38,776. It is my business perhaps from the point of view which I look at it to take the opponents. Are you aware that as long ago as 1879 Lord Beaconsfield, in a speech on agricultural depression, pointed to the appreciation of gold as one of the causes?—I have seen that, but I am not quite certain that I should accept Lord Beaconsfield as a first-rate authority on such a point.

38,777. May I first read his words:—"Gold is every "day appreciating in value, and as it appreciates in "value the lower become the prices, that I believe to "be the third cause of agricultural depression"?—I suppose Lord Beaconsfield had had some good prompter.

38,778. Then Mr. Goschen, you are aware, perhaps, has offered opinions very much of a similar character?—Yes, I am quite aware of that.

38,779. Do you recollect his making this statement in the House of Commons in 1883, on February the 19th: "His point was this: that as the result of inquiries "now being made, it appeared that there was what "could scarcely be denied a considerable appreciation "in the value of gold, and that appreciation in the "value of gold had had a general effect on the prices "of almost all commodities, unless there were very "special counteracting circumstances." In forming your opinions on this subject, had you come across those opinions before?—Yes.

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38,780. And examined them?—That was one of the first things I ever read on the subject.

38,781. Were you a member of the Commission which sat on the depression of trade, of which Sir Stafford Northcote was the chairman?—No, I was not.

38,782. Did you ever read and study their report?—I know there is a passage about the appreciation of gold there—I am quite aware of it. Remember, these things were all said long before we knew what is now known.

38,783. Yes, I am aware of that—in the past century. Is this the passage you refer to: "We expressed in our "third report the opinion that this fall in prices, so far "as it has been caused by an appreciation of the "standard of value, was a matter deserving of the "most serious independent inquiry, and we do not, "therefore, think it necessary to investigate at length "the causes which have brought it about, but we desire "to give it a leading place in the enumeration of the "influences which have tended to produce the present "depression"?—Yes; I think that passage had a great deal to do with the appointment of the Commission on which you and I sat.

38,784. I believe it had, too. However, I am marshalling as against your great authority the names of three ex-Chancellors of the Exchequer, Mr. Goschen, Mr. Disraeli, and Sir Stafford Northcote; I do not propose to say anything about another great authority, Mr. Giffen, after the passage of arms you have already had. Then you made use of this expression, I think, with regard to appreciation; that it is nonsense to talk about the appreciation of gold when some things measured in gold have increased in value?—If I used the word nonsense, that was a strong word. But I think appreciation of gold is an incorrect expression.

Agricultural wages.

38,785. You cited the circumstances with regard to labour which are referred to in recent reports of the Labour Commission to support your contention?—Quite so.

38,786. You rely upon them to a great extent, I suppose?—Very considerably. I say the gold price of labour has risen.

38,787. Now, that report, I think I am right in saying, was founded upon the reports of sub-Commissioners which were published in 1892 and 1893?—I quoted Mr. Little's report, which was published in 1894.

38,788. It is possible, I suppose, that there may have been some change in that respect which has begun ever since then?—It is quite possible that wages may have fallen since then, but we have been talking about prices and wages at a much earlier date—since 1870. Mr. Little himself points out, that if the present state of things continues the probability is that agricultural wages will fall.

38,789. Are you aware of the evidence we have had already with regard to agricultural wages; one witness said that they had fallen from 18*s.* at their highest point, to 12*s.*, which was their present point?—I have not read any of that evidence before your Commission.

38,790. You are not aware that a good many witnesses have told us that there are a great many agricultural labourers out of employment altogether?—I should think it is quite possible.

38,791. If you were aware of these things, would that tend to modify the expression you have used here?—Not with respect to gold, because this has happened just at the time when gold is more plentiful than ever has been known in the world before.

38,792. When you say more plentiful, do you mean more plentiful actually, or more plentiful in respect to the demands upon it?—More plentiful in respect to the demands upon it.

Demand for gold.

38,793. Then you do not think the demands have increased upon gold very greatly during the last few years?—When I see gold lying idle in the banks, and the great bi-metallic newspaper in London grumbling because they cannot get rid of it, and scolding Austria because they do not take away more of it——

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38,794. (*Mr. Giffen.*) What newspaper is that?—A recent number of the "Financial News"; I have got it here. It gives the enormous surplus that there is in the banks this year over last year, and then, in a subsequent article, is extremely angry with Austria for not taking away more of it.

38,795. (*Mr. Chaplin.*) From that point you have already admitted that prices have fallen largely, and, apparently, are still falling—that the tendency is to fall?—Yes.

38,796. May not this be an explanation of the great apparent plethora of gold in the banks, that when you are confounded with a period of perpetually falling prices, people do not like to invest their capital in industrial undertakings?—Yes; but then if scarcity of gold was the cause, the plethora of gold in the banks ought to start prices upwards.

38,797. But why?—That is for you to tell me. I asked throughout our Commission every witness to give me the nexus between gold and prices, and I always failed to get it. It is you that say that the fall of prices is due to the scarcity of gold. I point out that there is abundance of gold accompanied by a great fall of prices.

38,798. Upon that point I think you told us that what measured prices was the 1,720 millions of gold in the world?—No, I did not say that. I said the gold sovereign measured prices.

38,799. I think you also admitted to me that it was this great mass of gold which measured prices?—The great mass of gold affects the value of the sovereign, inasmuch as it is the supply.

38,800. And therefore indirectly it measures the whole?—It affects the value of the standard.

38,801. On the question of labour, from which I had diverged for a moment, is it not possible that there may have been a great number of other circumstances to account for the fact that the wages of labour have increased, and that wages would have increased still more than they have done if it had not been for the appreciation of gold? For instance, do you think that the trades unions, supported by powerful strikes occasionally, have had no influence in maintaining or increasing wages?—I think the effect of the trades unions is much exaggerated, and the fact that agricultural wages have risen is a strong confirmation of that opinion.

38,802. You still contend, then, that agricultural troubles are purely due to competition—that they were only what was to be expected?—I think so.

38,803. And nothing whatever to do with the gold standard or changes in money?—No, I think not.

38,804. I shall want to ask you, I am afraid, to refer for a moment to another paragraph in that report. In section 95 of the second part of the Report of the Gold and Silver Commission, you say, "So far as the fall in "prices can be connected with the currency, it cannot "be denied that it is attended with great inconveniences"; but that rather implies that it must have something to do with the fall in prices?—I should have thought that was a very cautious sentence: "So "far as the fall in prices can be connected with the "currency" is a very guarded expression.

38,805. Then I must ask you to go to another paragraph—in section 99:—"We may summarise our conclusions upon this part of the case as follows: We "think that the fall in the price of commodities may "be in part due to an appreciation of gold; but to "what extent this has affected prices we think it "impossible to determine, with any approach to "accuracy." Now I understand you to have told me just at this moment that it has nothing whatever to do with currency?—I express myself more positively now than we expressed ourselves then; but I think you should read the following sentence: "We believe the "fall to be mainly due, at all events, to circumstances "independent of changes in the production of, or "demand for, the precious metals, or the altered "relation of silver to gold."

38,806. But that is hardly compatible with the statement you have made?—I am more positive now than I was then.

38,807. You have rather changed your opinion?—No, I have not changed my opinion. I have confirmed it.

38,808. I cannot quite call that a confirmation, when you tell me in your report that it has had something to do with appreciation, and when to-day you say it has nothing to do with it?—Sometimes a single person can express himself more decidedly than six persons can.

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38,809. I suppose you accept the full responsibility of these statements to which you have put your name?—Yes; but we live and learn.

38,810. However, your view is substantially what it was then?—It is substantially the same as in paragraph 99.

Effect on prices of the divergence in values of gold and silver.

38,811. I want to go to another paragraph as to the effect of the divergence in the metals. I think you have admitted that that possibly may have had some effect upon prices?—It may have had a temporary effect upon prices. I think it has on the whole had very little effect upon prices.

Effect on fall in value of silver on exports of silver countries.

38,812. I observe that in your article in "The National Review" for October, on page 167, you say, "It is said by the bi-metallists that the fall in silver "operates as a continuous premium on the exports of "silver countries." Where do you find that statement on the part of the bi-metallists?—I am very glad to hear that they do not say that; but it certainly has been my impression that that has been one great part of their case. I think you would find it said very positively—now I remember—by some bi-metallists, who answered me in the "Fortnightly Review" of last June; and I think you will find it in many of their writings,—in Mr. Moreton Frewen's writings, for instance, constantly.

38,813. You are acquainted, for instance, with the Bi-metallic Report on the Gold and Silver Commission—there were three reports, if you remember?—Yes; I know the third report.

38,814. May I remind you of the actual words which are used by the gentlemen who signed that report, of which I was one. It is at page 96, at the end of section 9: "We are not prepared to say, and it is not "our view, that the fall in exchange can operate permanently as a bounty on Indian exports, or as a "protective duty against imports; but it is obvious, "first, that the loss which it occasions to the producer "in gold-rising countries, whatever that may be, must "continue to operate until there has been a general "adjustment of the prices of commodities, or in other "words, until all prices and all the incidents of production have on an average fallen in the same "proportion; secondly, that the measure of that loss "is the difference between the purchasing power of "the higher price received for commodities before the "fall and that of the price received at present; and "thirdly, that the date of such a general adjustment is "uncertain, but will probably be remote, and may be "postponed for an indefinite period of time"?—I do not agree to that.

38,815. Which part of it do you not agree with?—I do not agree that it can be postponed for an indefinite time; I think it operates almost immediately, although it is extremely difficult to trace.

38,816. You say it operates almost immediately, but this fall in silver has occurred for a great many years now, and yet I do not understand you to say to the Commission that there has been a general adjustment of the prices in India?—I give in that article—I will not trouble the Commission with reading it now—the indirect way in which the adjustment takes place. I gave you yesterday a statement of the way in which the adjustment takes place in Chili with a depreciated currency. It takes place in all kinds of ways which you do not trace. What I say is, that you can in no case trace any substantial increase in the trade or export of a country to the depreciation of its currency.

Effect of depreciated currency on individual producers in India.

38,817. Quite true, and that I do not think I should dispute with you. When you say, as you said yesterday, that the theory involves the absurdity that a country can grow rich by depreciating its currency, and the absurdity that a real profit can be created by a falling exchange, I am quite willing to make you a present of all that; but what I want, not for the sake of controversy, is really to ask you to examine with me for a few moments, what is the real effect upon the individual producer in a country which has a depreciated currency. I asked you a question on that point yesterday, and there you seemed much less certain. The case was argued in three of the paragraphs in the Bi-metallic Report of the Commission, and I would ask you, if you can, to point out, if there are any, what the

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fallacies are. At page 95, section 9, the illustration was taken of wheat, and the argument is this: "If "when the gold price of wheat is 40*s.* a quarter, the "rupee, measured in gold, is worth 2*s.*, the producer "of wheat in India will receive 20 rupees for a quarter "of wheat. If the gold price of wheat then falls 25 per "cent. to 30*s.* a quarter, and the gold price of the "rupee falls 25 per cent. to 1*s.* 6*d.*, the Indian pro- "ducer will still receive 20 rupees for his quarter, and "they will purchase as much as they did before, "because prices in India have remained practically "the same." What is the fallacy in that?—In the first place, the 20 rupees will not purchase as much of any European goods as they would before, and whatever the ryot purchases, and he purchases a good deal, there is a very large importation into India of cotton, and a good many other things; for all that he has to pay so much. That in the first place. Then in the second place, he has to pay, in some form or another, to the Government of India, whatever is necessary to make up the loss that they sustained by exchange. It may be that he pays that in the form of additional direct taxation, but as direct taxation in India is the land revenue which is fixed, it is very difficult to raise that. What is the consequence? That the Indian Government has to impose duties upon all the things which the Indian ryot buys, making them dearer to him, and not only that, but it has to shorten its own expenditure upon all sorts of profitable works—things which are for his benefit. It has to retrench its expenditure in improving the government of the country. I know this is the fact from all that we heard before Lord Herschell's Committee. Military expenditure seems to continue. But in all civil expenditure upon public works which the Indian Government does for the ryot and in all expenditure in the improvement of its administration, it has, in consequence of the loss which it sustains by the fall of exchange, to do that which is directly injurious to the Indian ryot.

38,818. Those two points I prefer to deal with separately, and I ask you on the first one: how much does the Indian ryot buy of any European imported goods; are his wants not limited absolutely to the things that are produced in India itself, with regard to which prices have not changed at all?—Not at all. What is the meaning of the enormous export of Manchester cottons to India?

38,819. Then, if the purchasing power of the rupee has not altered——?—The purchasing power of the rupee does alter with respect to what he buys in England; he has to pay so many more rupees for the same quantity of Manchester goods than he would have paid but for the fall in silver.

38,820. (*Mr. Giffen.*) Have not English goods fallen as a matter of fact?—English goods have fallen in consequence of improvements in production.

38,821. (*Mr. Chaplin.*) No matter by what cause they have fallen, he gets the same amount of things for the same number of rupees; is that not so?—I should doubt whether that would be the case. If you take the things of which the gold price in England has not fallen, you will find that he has to pay more. As far as exchange is concerned, it is quite obvious that he must have to pay more, not necessarily actually more, but more than he would have paid but for the fall in exchange.

38,822. With regard to the things exported to India, the same effect is produced by exchange, only in the inverse way. The price here, I understand, falls—that is borne out by the statistics of the prices of almost everything—and consequently we arrive at this conclusion: that when the Indian ryot buys with the unaltered number of rupees that he gets for his wheat, he buys as much as he did before?—But the Manchester producer will not go on producing at a loss.

Positions of English and Indian wheat growers compared.

38,823. That is another pair of shoes; that may be; but I do not want to know anything about the Manchester producer. I am now talking about the position of the grower of wheat in England, as compared with the position of the grower of wheat in India?—Then I say to you, as regards exchange in England——

38,824. I do not care about the exchange; I want to know the position of these two men?—You are talking about exchange, and if you have that in one way you must have it in the other. Whatever he buys, he pays more for.

38,825. How can he pay more, then, if the gold prices have fallen?—If the gold price has fallen, then it will have fallen for other reasons.

38,826. It does not matter what reason it has fallen for; the effect is exactly the same?—I am taking this particular cause—exchange; a country exports so much, you say; it is able, in consequence of the fall——

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38,827. I make you, as I said before, a present of all the effects upon the country at large. I want to draw a great distinction between the producer in the one country and the producer in the other, and the general effects upon the trade of the country as a whole?—I gave you yesterday an instance of Chili.

38,828. Cannot you keep to the instance of India?—It is the same thing. The purchasing power of the Indian ryot in England is diminished by the fact that his rupee has no longer the same gold value that it had.

38,829. Then how can you reconcile that with the statement to which you put your signature in this Commission, that the purchasing power of the rupee had not altered?—"The purchasing power of the rupee?" that is in India.

38,830. Exactly, and I am speaking of India?—We never said that the purchasing power of the rupee over English goods had not altered.

38,831. You said in India; and what I wanted to point out to you is that where the ryot, of whom we are talking at this moment, spends his rupee is in India; he does not spend it in London?—No; but if he buys English goods he has to pay English prices for them.

38,832. Certainly; and those prices, we know, have fallen?—Yes, we know they have fallen.

38,833. And therefore he gets exactly the same for his rupees as he got before?—That is so; but he does not get the same as he would have got if there had been no fall in exchange.

38,834. That is sufficient. He gets the same number of rupees, and they buy as much as they did before. Now, what is the position of the English producer. The price has fallen from 40*s.* to 30*s.* Can he buy as much with 30*s.* as he bought with 40*s.* Perhaps this is a point you have hardly thought out recently. If so, I wish you would think it out, for I am certain you would come to the same conclusion as I have?—I am pretty sure that I should not. The difficulty is to confine yourself to the effect of exchange, and not to take into consideration the other things which may have affected the rise or fall of prices. So far as exchange between two countries goes, the effect must be equal on both sides. If the rupee loses in gold value it will buy less of commodities that are measured in gold.

38,835. Certainly, but they are not measurered in gold in India; they are measured in silver?—Manchester does not measure its profits or its goods in silver.

38,836. We are speaking of the position of the ryot; he buys with rupees; he buys commodities which are measured in rupees—in silver?—Then the answer I think to that is; that if silver had not fallen in value, he would have paid less; so that he practically does pay more in silver.

38,837. May I give you what I believe to be an answer in a paragraph which again is signed by you, and which I believe is the true version, only it appears to differ rather from the view which before this Commission you have held up to now. This is the way this question is argued at section 87 of the second part of the report: "We do not think the term bounty is in "any view properly applicable. If the silver price of "wheat in India is no higher than it was, its growth "can be no more profitable, and there is, therefore, "nothing to stimulate increased production. At the "same time, it must be admitted that the Indian "producer is for the time in a somewhat more favour- "able position than his English competitor. The "elements which go to make up the costs of produc- "tion in India being payable in silver, and not having "materially increased, the Indian producer, supposing "him to obtain the same silver price, is in substan- "tially the same position as before, even although the "gold price of silver has greatly fallen. The gold "price of his produce has fallen, but so has the cost of "production as measured in gold." Then you go on to say: "The English wheat grower, on the other "hand, who receives the corresponding gold price, "that is, a lower price than before, is in a worse "position, except so far as he can reduce the cost of "production in the same ratio as the price of the pro- "duct. That is to say, unless there is a fall in rent,

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"taxes, wages, and the other elements of which the "cost of production is made up, proportionate to the "fall of price, he is at a disadvantage as compared "with the Indian producer; and as it can hardly be "contended that this adjustment has as yet completely "taken place, there can be no doubt that the English "wheat grower is for the present placed at some "disadvantage"?—I do not dispute that statement. It is consistent with what I have been saying about the effect of depreciation on wages. But I doubt the inference you draw from it; and I think the statement needs additions and qualifications to make it complete.

38,838. This is quoted from the second part of the report of the Gold and Silver Commission, signed by Sir Thomas Farrer, as you then were?—I think I have shown you that there are other ways in which the ryot must suffer in consequence of the fall in silver.

38,839. I have now quoted a paragraph from the second part of the report of the Gold and Silver Commission, signed by yourself, which showed that the divergence between the metals had had this effect at all events, that there was no doubt that up to the present, as adjustment has hardly yet completely taken place, the English wheat grower has been placed at some disadvantage?—May I call your attention to this—I had quite forgotten that that was so, that I added a note to that report: "I wish to add for the sake, not "of dissent, but of distinctness, that I do not believe "that the change in the relations between gold and "silver currencies has lowered English prices."

38,840. But that does not alter the fact that whether it has lowered prices or not, at present prices, under the existing circumstances, the English wheat grower is placed at a disadvantage; that was the paragraph to which you put your name?—I think what I have just read was with reference to that paragraph. Look at page 93.

38,841. I am quite aware of it, I know perfectly what the paragraph was. That paragraph refers to, and relates solely to, what has caused the fall in prices. This paragraph, which I have quoted from you, relates purely and entirely to one of the effects of the fall, no matter what caused it?—I wished to make it clear that I did not think the fall in exchange had given the foreign producer such an advantage over his English competitor as to make English prices lower.

38,842. Of course, if you wish to put that in as your explanation, I will accept it?—I am not very much concerned about my consistency, for upon this subject I have been feeling my way in the dark.

38,843. Then if you will permit me, I will take it that you still adhere in the main to the statement in this paragraph 87 of the report?—Subject to the qualifications I have mentioned, and subject also to the further qualification I have stated in my examination-in-chief with respect to the effect on the purchasing power of a nation of a depreciation of its currency. (*See* Question 38,478.)

38,844. That being so I should deduce this inference myself, whether you agree with it or not, that the divergence between the metals has had some effect, at all events, upon the position of the English producer?—I very much doubt whether it has; my own opinion is that it has not—that what has affected that position have been causes very different and much more obvious.

38,845. But if I were to accept your paragraph signed by yourself in the literal meaning, I suppose I must assume that the English wheat grower is placed still at a disadvantage, unless you can show me that the adjustment of prices referred to has taken place?—You must take it with my qualification.

Divergence in values of Gold and Silver.

38,846. Silver and gold remained practically steady for a great number of years, did they not?—Yes.

38,847. Until the mints were closed?—Yes.

38,848. And that was in spite of much greater variations in the relative production of these metals than have ever occurred since?—I am not sure whether greater than have ever occurred since, but in spite of great variations.

38,849. You would not be prepared to say that the variations, if we refer to the statistics of past days, which I am convinced was the case, would be seen to to have been considerably greater?—They may have been, I do not admit or deny it.

38,850. Now to what do you attribute this great divergence in the metals?—To the causes mentioned in our report.

38,851. On that point?—I believe that the break of gauge caused, I will not say by the abandonment of bi-metallism, but by the French giving up silver, was the main cause.

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38,852. By the closing of the mints?—The closing of the mints to silver.

Effect of abandonment of bimetallism on relative values of gold and silver.

38,853. I take it that what you refer to is the closing of the mints to silver by France and the other countries of the Latin union which occurred at that time?—Yes.

38,854. I think we ought to have it on the notes, because this is the report which the whole of the Commission signed unanimously. I will, therefore, ask you whether you still adhere to the opinions expressed in section 192 of part 1.: "Now, undoubtedly, the date "which forms the dividing line between an epoch of "approximate fixity in the relative value of gold and "silver and one of marked instability, is the year when "the bi-metallic system, which had previously been in "force in the Latin union, ceased to be in full operation, "and we are irresistibly led to the conclusion that the "operation of that system, established as it was in "countries the population and commerce of which "were considerable, exerted a material influence upon "the relative value of the two metals. So long as that "system was in force we think that, notwithstanding "the changes in the production and use of the precious "metals, it kept the market price of silver approxi-"mately steady at the ratio fixed by law between them, "namely 15½ to 1." I understand you still adhere to the views expressed there?—I do not depart from them. You must take it, of course, as not meaning more than it does, and as having regard to the fact that France had a large quantity of both metals to dispose of. If France had become entirely a silver-using nation, or entirely a gold-using nation, her power of maintaining the ratio would have ceased at once. And you must take it, subject to what I have said in my article, that I believe what really happened—and I speak about this with hesitation—was that the nations had not made up their minds whether they would have silver or gold, that so long as any of them were willing to have either the one metal or the other, and kept their mints open to it, and had the other metal to dispose of, so long that fact that the mints were open was a sign and means of their willingness to take either metal, and in that way it did maintain the ratio.

38,855. (*Mr. Giffen.*) What is your view as to the date when the bi-metallic tie came to an end in France?—I look principally to France.

Closing of French mints.

38,856. What was the date in France?—France first took American silver when America altered the ratio; she then took gold when it became the cheaper metal; she parted with her silver; and then being afraid that she should have to part with her gold she stopped the mints.

38,857. What date do you fix for the stoppage of the mints in France?—It was done by degrees; I cannot give you the exact date, but it was not done all at once.

38,858. Was not France an inconvertible paper country from 1870, when the mints were not practically open?—That is perfectly true; that was a step.

38,859. (*Mr. Chaplin.*) The facts, I think, are these; that France began—though I cannot recollect the exact date at this moment any better than you—by limiting the coinage of silver?—She did.

38,860. From that date, it is held by bi-metallists that the bi-metallic system ceased to exist?—She had made up her mind that, having got gold, she was not going to part with it.

38,861. (*Mr. Giffen.*) The inconvertible paper began in 1870, did it not?—I think so; but I do not remember the exact date.

38,862. (*Mr. Chaplin.*) It is the essence of bi-metallism, I understand you to say, according to the views of the bi-metallists, that mints should be open to the free coinage of the two metals?—Quite so.

38,863. On the date, then, when the coinage of silver was limited, bi-metalism ceased to exist?—To that extent, and of course it ceased to exist completely when they closed the mints.

38,864. It was after that, in the year 1873, I think, that the mints were actually closed?—Yes; they made up their minds that they would not part with their gold.

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38,865. There was also another reason, I think, which was given at that time in section 193 by the Commissioners as a body for thinking that the ratio could be maintained, an *à priori* reason which was to this effect, I think, was it not: "The fact that the "owner of silver could, in the last resort, take it to "those mints and have it converted into coin which "would purchase commodities at the ratio of 15½ "of silver to one of gold, would, in our opinion, be "likely to affect the price of silver in the market "generally, whoever the purchaser and for whatever "country it was destined. It would enable the seller "to stand out for a price approximating to the legal "ratio, and would tend to keep the market steady at "about that point"?—Yes, so long as the nations adhered to their bi-metallic currencies, and lead the dearer metal to dispose of.

Maintenance of the ratio.

38,866. If that system had all these effects then, what is there to prevent it having exactly similar effects now, providing the nations were willing to adopt it, and adhere to it?—I have already said that it might have similar effects, if the nations having large stocks both of silver and gold, and including in the nations the subjects of the nations as well as the governments, were willing and ready to adopt it.

38,867. It could be done again?—It could under those circumstances be done again. But you cannot set "Humpty Dumpty" upon the wall again, I believe that to be impossible; and I believe, and I think that it would not be fair if I did not express what is the tendency of my own opinion upon the subject, that the whole tendency of the world has been towards a gold standard; that nation after nation has adopted the gold standard—very often in the teeth of the action of their own governments—and that it was only so long as they were ready to adopt silver, and the general feeling, habits, and opinion were in favour of silver as well as gold, so long the open mints were the means of their giving effect to their wishes and habits.

38,868. Upon that point of the probable attitude of the nations upon this question, did you follow carefully all the proceedings of the Brussels Conference?—No, but I have looked with great anxiety at what is doing in the United States.

38,869. You would not be able to say whether the opinion which I hold from a careful—a very careful—perusal of all those proceedings at Brussels is correct, namely, that it was almost entirely owing to the attitude of England that the nations did not come to some agreement—you cannot say that?—No, I cannot say that.

Effect of bi-metallism.

38,870. I do not propose to refer any further to the question whether bi-metallism is practicable or not; that we have disposed of; but referring to paragraph 70 in your brief, in which your conclusions are stated, I am not quite clear what you mean by "degrading" the gold standard?—As far as I understand it, the case of the bi-metallists is not simply that they wish gold and silver to exchange at a given ratio, but that they wish to make silver exchange for gold at a higher ratio than that at which it now exchanges. The effect of that would be immediately to degrade the gold standard. I am not quite certain as things are at present, whether the addition of all this quantity of silver to the gold, whatever your ratio was, would not ultimately degrade the gold standard—I am inclined to think it would.

38,871. If the ratio accepted was either the market ratio at present, or the market ratio we will say at any given day, that would remove your objection, I understand?—It would remove one objection.

38,872. As to its degradation?—For the moment; but I am inclined to think that the addition of all this quantity of silver to the metal which formed the standard, must in the end have the effect of degrading the standard, and that the standard would be lower than it would be otherwise.

38,873. Does that mean the prices would be higher?—Prices would be higher.

38,874. How could that be; how is it possible for you to contend, after that final note to which you have just called my attention, that the effect of these monetary changes had done nothing to lower prices; surely if these monetary changes had no effect in lowering prices, it is not open to you to contend that they would have an effect in increasing them?—What I have said is that the difference between gold and silver has not lowered gold prices; I do not say that the addition of all the silver in the world to all the gold in the world, as the standard, would not raise prices.

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38,875. Would not raise them?—Would not raise them. The subject is extremely obscure and speculative; and if bi-metallism were adopted, and were to work as its advocates think it would, I should not at all wonder if they were very much disappointed with any effect it might have in raising of prices. It is extremely obscure. I recommend to your notice a passage in the book of Taussig's, which I have put before you, in which, I think, he puts those questions admirably.

38,876. I will read it with great pleasure. It follows, I think, from what you have just told us, which is rather important, that if in your opinion the addition of all the silver to all the gold in the world would raise prices, the fact of the taking away of that silver from all the gold in the world, to some extent has lowered them?—It may have done so.

38,877. Is it so, or not?—All the silver has not been taken away.

38,878. I mean taken away in the same sense that you speak of when you say "added to"; you are unable to say anything more about it?—The question is so wide and so speculative that I find a difficulty in stating it precisely, much more in answering it. You have first to consider what is all the stock of gold in the world, and then what is all the stock of silver in the world. You have then to consider what is the value of the silver measured in gold; and then the question arises whether the value is to be taken at the present market value of silver, say, 30 to 1, or at the value before the breach of the bi-metallic tie, say, 15 to 1. You have then to consider what is the present aggregate demand for gold, and what is the present aggregate demand for silver; and, lastly, whether, if silver could again be combined with gold by the bi-metallic tie at some given ratio, the aggregate demand for the two metals taken together would be greater or less in proportion to the aggregate supply than the present demand for gold in proportion to the aggregate supply of gold.

These are questions which I cannot answer, and which I do not believe anyone can answer. But there is one thing which I can point out to you, viz., that the present stock and supply, both of gold and of silver, much more of both taken together, is enormously large—much larger than it ever was, even at the time of the great gold discoveries—infinitely larger than it was in the first half of the present century.

And according to the figures of the Director of the United States Mint, which I have put in, the total additions tothe stocks of the world, have been as follows:—

	Gold.		Silver.	
	Five Ounces.	Value.	Five Ounces.	Value at 60*d.* per Ounce.
	£	£	£	£
From the discovery of America down to 1850.	152,779,050	648,905,483	4,816,930,012	1,204,232,503
From 1850 to 1893.	253,444,899	1,076,468,460	2,846,479,704	711,619,926
Totals -	406,223,949	1,725,373,943	7,663,409,716	1,915,852,429

I take 5*s.* per ounce as the value of the silver, as this approximates to the market value previous to the rupture of the bi-metallic tie.

Making every allowance for waste, for hoarding, for use in the arts, and increased consumption of every kind, these figures, if even approximately correct, show what immense additions have been made in the last 40 or 50 years to the world's stock of gold and to the world's stock of silver, additions which at the present moment are still rapidly increasing; and they are enough to make us pause and consider seriously whether on the ground of a supposed deficiency of gold for monetary purposes we are prepared to add to our present enormous stock of gold the equally enormous present stock of silver, and to attempt to combine them in a sort of amalgam for monetary purposes by a new and precarious bi-metallic tie.

38,879. That is the only answer that you can give?—That is the only answer that I would make. It is a very difficult speculative question.

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38,880. Is it really true that you think it is little less than wicked—especially after what you have just told us about the possible effect on prices—to attempt to persuade poor farmers and cotton spinners that they would be relieved of their present difficulties by giving them more counters, by which I understand you mean adding all this silver?—Yes; I do think that it would be wicked for anyone who looks at this matter as I do to tell them what is happening to them arises from currency causes, and can be remedied by increasing the currency.

38,881. If you are unable to tell us positively that the addition of all this silver will not have the effect of raising prices if, as appears from what you have just said, it is very difficult, and you seem to have some doubt upon it, why is it wicked for those who have no doubt upon it to tell farmers and cotton spinners that it will have this effect?—Because I do not think that raising prices, if you did raise the prices, would have the effect of restoring their prosperity.

38,882. Then it is not wicked to tell them that it will have the effect of raising prices, but it is wicked because, if prices were raised, in your opinion that would not be a good thing?—It would not be a good thing.

38,883. That is where the wickedness lies?—I do not think it would be a good thing to raise prices by those means, and I am not at all sure that prices would be raised. I cannot tell what the effect would be.

38,884. On the assumption that they would be raised, of course you understand that if prices were raised, the chief cause of the agricultural difficulty, as it has been represented to us by all the evidence before this Commission, would disappear?—Oh! dear no; not if all other prices were raised at the same time.

38,885. That is the evidence which has been given before us. Why is it wicked of me?—Suppose that the price of all farm stock was doubled at once, and suppose that everything the farmer had to buy was doubled——

38,886. (*Chairman.*) And wages too?—Wages and rent too; how would he be better off?

38,887. (*Mr. Chaplin.*) Does not the farmer conduct his business with the capital which he has invested, and for which he expects to get a certain return, that return depending entirely upon the prices of the day?—Yes, and suppose the prices of the day are altered—all prices—both what he pays and what he receives, then how is he better off?

38,888. But the prices which affect him are the prices which pay the interest on the capital which he has invested in respect of which he is a debtor?—You want to alter some prices and not other prices.

38,889. No, I do not say that?—If you raise the prices of the things that he sells, and do not raise the prices of the things that he buys, he will undoubtedly be better off. My objection to your proposals is that it would to some extent have that effect, and that in raising prices you would be lowering wages.

38,890. Am I to understand that this is what you mean—that it is wicked of myself and other sinners who think like me, to recommend this to farmers, because even if it had the effect of raising prices that would do them no good; is that what you mean?—To a person who looks at the thing as I do.

38,891. To an ordinary person, a man like the farmer?—I do not accuse you of wickedness.

38,892. You speak of counters. I suppose there are gold counters as well as silver counters?—Yes.

38,893. Is it wicked to make them any proposition about the increase of gold counters?—I do not think they would be any better off from an increase in the number of gold counters.

38,894. That is not the question. I am confining it to my delinquencies; is it wicked?—I think it would be wicked to persuade them that they would be better off by the doubling of all the gold counters in the world.

38,895. Is it not a very generally expressed opinion and idea, even among eminent monometallists, that it is very desirable that the gold discoveries which are going on now should be increased to a very large extent; is it not accepted as rather a subject of universal congratulation that there has been this increase in the discovery of gold recently?—It makes people very cheerful; whether there is any real advantage in it I do not know.

38,896. There is nothing wicked in exulting over it?—No.

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38,897. Or in telling the farmers that it is a good thing for them, is it?—If it is; but is it?

38,898. Whether it is or not, is it wicked in your opinion to tell the farmers that they ought to expect——?—It would be wicked on my part to tell them I thought it would make much difference to them one way or the other.

38,899. Is there any distinction in the wickedness which arises on this question between advocating to them an increase of the gold counters and an increase of the silver counters?—No, no difference whatever.

Effect of discoveries of gold.

38,900. (*Mr. Everett.*) About the effects of the large discoveries of gold. Has your attention been called to what Newmarch says on that point and the conclusion he arrives at. I will read it to you, it is very short: "Generally we are justified in describing the "effects of the new gold as almost wholly beneficial. It "has led to the development of new branches of enter- "prise; to new discoveries; and to the establishment, "in remote regions, of populations carrying with "them energy, intelligence, and the rudiments of a "great society. In our own country, it has already "elevated the condition of the working and poorer "classes, it has quickened and extended trade; and "exerted an influence which, thus far, is beneficial "wherever it has been felt"?—Are the conclusions justified by evidence and facts?

38,901. Would you agree or dissent?—I should be disposed to agree. But you must remember that Mr. Newmarch had been arguing against the people who thought that the gold discoveries were going to ruin us. He did not believe them, and he would not, I am sure, believe those who think scarcity of gold is now ruining us.

Appreciation of gold.

38,902. I understand you do not think that we are at the present time in the presence of the phenomenon known to economists as appreciation of money?—No, I do not think we are.

38,903. Do you believe that money does, at certain times, appreciate, and at others depreciate as compared with other commodities?—There is no such thing as an absolute fixed standard, and therefore it must fluctuate.

Purchasing power of gold measured by labour and commodities.

38,904. What is the best measure of fluctuations in money do you think?—That is an extremely difficult abstract philosophical question, and I doubt whether it is possible to give any positive answer to it. Many economists, both the old economists and the modern economists, think that the best ultimate standard is a certain quantity of human effort, which is of course a perfectly impracticable standard.

38,905. Commodities have usually been taken as its measure, have they not?—Yes, I think very improperly.

38,906. I see you rather object to our quoting the prices of raw material and wholesale prices. Now I should like to ask you if gold and silver are not themselves raw materials, and cannot you gauge what happens to a raw material better by comparing it with other raw materials than by comparing it with something into which a lot of other elements enter?—You have got to compare gold, if it is your standard, with everything which it measures; it is not a question of which it is best to measure it with, but you are bound, if you wish to know what its purchasing power is, to measure it against everything that it purchases.

38,907. Cannot you detect the change that is due to alterations in the commodity itself—I am speaking now of the commodity gold—by comparing it with other similar commodities rather than by comparing it, for instance, with labour, into which moral considerations enter?—I do not think so. When you come to the modes in which gold and other commodities are supplied they are so very different that I do not see any reason why you should measure gold against wheat more than gold against labour.

38,908. When you measure gold against the whole wide group of other raw commodities, surely you have as good a measure as can be applied to detect whether the change has taken place in the gold or in the commodities?—You measure it against those particular commodities, but you ought equally to measure it against everything else which it purchases.

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38,909. What is price in the English language—what do we mean by price?—Price means the measure of value in gold of anything whatever which is purchased.

Definition of price.

38,910. When we sell we barter the commodity we are selling for gold?—We measure it by gold.

38,911. We barter it for gold?—We do not barter it for gold, because gold does not pass, but we measure it by gold.

38,912. If I take a cheque I have taken gold virtually have I not?—No, you do not take gold at all, you take a promise to pay sovereigns, which for your purpose of barter answers just as well as gold sovereigns.

38,913. I think I heard you tell Mr. Chaplin that a cheque for so many sovereigns was substantially so many sovereigns?—It is equivalent to so many sovereigns for the purpose of barter, but you do not actually exchange gold at all, the gold is not used.

38,914. Whether you take a cheque, or a bank note, or a sovereign, the price is the gold, and the gold measures the price?—Yes, but it is credit money.

38,915. Still you would admit that while gold is our standard, gold is price?—Price is measured in gold.

38,916. And that gold is half of every bargain that is made?—No, I do not admit that. I admit that price is measured in gold, but when we pay by cheque the gold does not pass.

38,917. But the right to it—the command over it—passes?—Yes, that is so; but you do not exercise your power over the gold. It is not used, and there is no demand for it.

Effect of changes in value of gold on prices of commodities.

38,918. What surprised me in your notes is this: that you appeared to think that if a change has taken place in the value of gold that it ought to have affected equally the price of all commodities. Now inasmuch as gold is only half the bargain, the commodity being the other half, is it not plain that circumstances affecting the commodity would affect the ultimate price as well as circumstances affecting the gold?—That is my argument.

38,919. And therefore you would not expect that an alteration in the value of the metal would equally show the alteration in the price of all other articles?—Yes, I should. If the same substance is measured against all the articles, it must, so far as any alteration in it is concerned, have the same effect as against them all.

38,920. In your brief you argue as if the effect of that must necessarily be, if gold were rising, to lower the prices of everything, not lowering them as compared with what they would have been, but lowering them altogether below the standard at which they had previously been?—It must lower them *pro tanto*; but what the actual price would be will depend also upon the circumstances affecting the commodity itself.

38,921. The circumstances affecting the commodity form half the terms of the price ultimately arrived at, you have the gold half and you have the commodity half?—Yes. If gold rises or falls in value it will to that extent cause an alteration in the price of every commodity.

38,922. But it will not necessarily follow if gold is rising in value that the price of every commodity will fall to a lower level than it stood at before, will it?—The commodity may have been rising from other causes.

38,923. Your brief seemed to use it, and your article in the "National Review" too, as an argument against the appreciation of gold, that while the great bulk of commodities had fallen there were some which had not fallen, but which had actually risen?—The whole of what I said upon that subject, and what I have said in my evidence, has been to the effect that I thought the real thing which had moved prices was what had happened to the commodities themselves, and as each commodity varies, so would the effect upon price vary.

38,924. You will pardon my saying that you do in your brief and in your article absolutely affirm that the fact that all prices have not fallen is a strong condemnation of our statement that gold has appreciated?—Certainly, most undoubtedly, if you include prices of labour and of services.

38,925. And commodities?—The fact that you have a great variety in the fall of prices and commodities shows what a great variety of circumstances there are that affect the commodities apart from anything which affects gold. Anything which affects gold must affect all equally.

38,926. That is exactly what I wanted to come to; that, looking at the fact that money is half, but only half, of the ultimate terms of the price of commodities, it is not at all to be expected that we should see a uniform fall in the price of all commodities with an appreciation of money?—No; because the circumstances which affect different commodities are so different.

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38,927. In some cases circumstances affecting the commodities are stronger than the circumstances affecting the gold?—I say they are almost always stronger; that is my impression. I can illustrate what I mean by this; some things have risen—take coffee; coffee has risen in price. Supposing that 30 per cent. of the fall in prices is due to gold, you would have to add that to the price of coffee which has risen 30 per cent., and its price, if gold had not changed, would be 130.

38,928. The simple point I wanted to arrive at was that, looking at the fact that money is only half the bargain, it is not a thing at all to be expected that everything would fall alike, that is, that there would be a fall in price of everything measured by money, because circumstances affecting certain particular commodities like, for instance, the drought affecting the hay crop last year, might be far stronger than the influence which was appreciating the money?—That is my argument.

38,929. Only you will pardon my saying you affirm very differently in your article, and I think also in your brief?—That is my meaning at any rate.

Changes in prices in last three or four centuries.

38,930. Do you know enough of the history of prices in the past to know that there have been great changes in the general level of prices in the last three or four centuries for instance?—I have found so much difficulty in understanding the phenomena of the present day, which are under my eyes, that I really have not attempted to understand the phenomena of the past, and I am afraid it would be idle to ask me questions about what happened in the last two centuries.

38,931. You are not aware that the opening of the great silver mines of Potosi led to a rise of prices to four or five fold what they had been when Queen Elizabeth came to the throne?—I am afraid it is no use asking me questions about that.

Prices between 1797 and 1819.

38,932. Are you not aware what happened to prices in this country from 1797 to 1819 when we were on inconvertible paper?—I have read in former days, but not lately, that admirable book, Tooke's "History of Prices."

38,933. There was a great inflation of prices, was there not, in those 20 years?—The effect of Tooke's book, if I remember right, was to show that people had attributed far too much importance to the currency, and far too little importance to all the different circumstances that affected the different commodities.

Effect of opening of American silver mines on prices.

38,934. Still, it is the historic fact at all events that, following the opening of the great silver mines in America, we had two centuries of prices standing at about four or five times the level they were when Queen Elizabeth began to reign, and that, when we went on to our inconvertible paper money in 1757 we had then 20 years of very much higher prices still?—I daresay that is so. I will willingly take it from you, but I would rather not say anything about it.

38,935. You are not aware whether economists, without exception, attribute that great rise of prices in the seventeenth and eighteenth centuries to the output of silver?—No; I would rather not say anything about it.

Fall of prices after 1819.

38,936. You have a better acquaintance probably with modern history, and I would ask you whether you do know that after we returned from our inconvertible paper to a metallic standard by a law passed in 1819, there ensued a great fall in prices, and prices stood after that on a lower level for many years?—I believe that was so.

38,937. And that those lower prices were not very great blessings to industry and agriculture in the country?—We were then suffering from the collapse after the great war, and I know there were great periods of distress.

38,938. And it was the lower prices not the higher ones which made it?—Whether it was due to currency causes or not is quite another question.

38,939. After the great gold discoveries began, there ensued a revival of our industries, did there not, two or three years after, or three or four years after they began?—Yes, but the whole period before had not been

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a period of distress, nor has the period subsequent to the gold discoveries been all a period of prosperity.

38,940. I quite agree with you. When those gold discoveries proceeded, the output of gold was so large; I think from the figures you gave us that the existing supply of the world, was something like doubled in 20 years?—Yes, I think it was even more than that.

38,941. That probably had the effect of degrading our standard, had it not, in the sense in which you have been using that word?—Yes, I should think it probably had some effect.

38,942. And that degradation was attended with extraordinary prosperity, I think?—Yes, but whether greater prosperity than since, I do not know. We must remember that this degradation, if we are so to call it, I do not like to use the word where it arises from natural causes, but this degradation so to speak, this addition to the supply of gold, has been going on ever since, all through this period of falling prices of which so much complaint is made.

Effect of demonetisation of silver.

38,943. You are aware that about 1873, there began to be restrictions put upon the free use of silver, by many of the leading nations?—They no longer used it as freely as they had done before.

38,944. Are you aware that when that leap in the dark was taken, the Baron Rothschild of that time expressed himself to this effect at Paris in 1870. "The "simultaneous employment of the two precious metals "is satisfactory and gives rise to no complaint. "Whether gold or silver dominates for the time being, "it is always true that the two metals concur together "in forming the monetary circulation of the world, "and it is the general mass of the two metals combined "which serves as the measure of the value of things. "The suppression of silver would amount to a veritable "destruction of values without any compensation"?—I did not know the passage.

38,945. Is it not the fact that we have seen a veritable destruction of values to the tune of hundreds of millions, if not thousands of millions, in produce and in lands and mills and industrial property, in iron, ships, and almost all the property of the nation?—No, I do not think so.

38,946. There has been an enormous destruction in agricultural value, has there not?—There has been enormous loss in agricultural value, but whether by reason of the currency is quite a different question.

38,947. But still the effect which Baron Rothschild then predicted, whether as the result of what took place or not, has come to pass, whether by that cause or not?—Then it is a very remarkable fact, as I pointed out to you yesterday, that the production of gold now is as much as the production of gold and silver together were before the demonetisation of silver; so that at this time, if that were so, and the cause of the loss depended on currency, agriculture ought to be recovering.

38,948. I think you will admit that prior to 1873, prices rested upon the joint mass of the two metals, gold and silver; that they were united in marriage bond so to speak, and that prices stood upon the joint mass of the two; the annual addition to which joint mass you tell us is now about to be equalled by the addition of gold alone?—Yes.

Population and the demand for gold.

38,949. Are you aware of the difference between the populations who had gold as their standard at the time the great change was made in 1873, and those who have it now?—No, I could not tell you that.

38,950. I find that when the change was made, prior to that change, the United Kingdom and her Colonies (excluding India) and Portugal, were the only countries with a gold standard, and their population then was under 50 millions; it was 47 millions and a half. The population of the countries which have gold as their standard to-day amounts to 320 millions, which is more than six times as many people requiring gold as their standard now as was so when the enormous change of divorcing the two metals took place?—Yes, But increase of population does not mean increase of demand for gold. There is no fixed relation whatever between them. You have to remember against that the enormous economy of gold which has been taking place by the substitution of credit as your medium of exchange.

38,951. We have already brought out I think in your examination that it is the gold itself that measures price?—It is the standard; when you speak of the nations that use gold as their standard, that can only affect the value of gold by the demand which these nations make for gold, and if instead of using gold they use paper and notes, then the argument which is founded upon the number of the populations falls. I have shown you that England uses less and less gold every year in proportion to her business.

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38,952. I will come to that in a minute. You will pardon me, but those 320 millions of people whose prices are measured only by gold now are engaged in producing commodities, while formerly we had only 50 millions of people producing commodities to be measured by gold; do you not think that a six-fold multiplication of commodities without any multiplication of the standard by which they are measured would be certain to have an enormous effect on increasing the value of that standard?—It depends upon the extent to which that great increase in the quantity of commodities has caused a demand for gold.

Effect of increased production of commodities on the value of the standard.

38,953. The commodities and the gold measure one another do they not. In the one scale you have the legal tender money, which in this case is gold, and in the other you have all the commodities in the market?—The money used is not legal tender money, and it is not gold.

38,954. If you for 20 years increase those commodities without any increase of the money to measure them, you must inevitably have a great fall in prices? Not at all; if there is no increased demand for the use of gold.

38,955. But there is always an unlimited demand for gold, is there not?—No.

38,956. I know everybody about me desires it and covets it, and works for it every day. Do you not imagine that a multiplication of the consumers of wheat by six—if you can imagine such a thing to happen—would have a most enormous effect on the price of wheat?—Certainly; if you increase the demand for wheat by six fold, you will very much increase its value and its price.

Population and demand for gold.

38,957. Now we have 320 millions of people with gold as their standard, whereas we had only less than one-sixth of that 20 years ago?—That depends upon the quantity of gold which they want to use.

38,958. Of course we know that you can do with ever so little money, but is it not the fact that prices have to follow the reduced quantity of the money?—I do not think so.

38,959. Is that not what has been happening during the last 20 years?—No, I do not think so.

38,960. Have not prices been falling all the while?—I do not think that is due to any scarcity of gold.

38,961. You tell us now that the output of gold is about the same as the annual output of gold and silver together was before?—Yes.

38,962. And this gold now has to do for 320 millions of people what the gold and silver together had to do for 50 millions before?—Perhaps; but that again will depend upon what the demand of those people for the gold is.

English imports of gold.

38,963. Then you refer to the question of England itself. I daresay your attention has been called to the fact that the net imports of gold into England for the 19 years from 1858 to 1876 amounted on an average to a little over 4½ millions a year, and that in the 10 years following 1876, which is after this great monetary change had been made, instead of an annual excess of import we exported on the whole—we lost on the whole—nearly a million a year instead of getting in 4½ millions a year, and taking the 17 years from 1877 to 1893 we imported net only 22 millions as against the 89 millions which we had imported in the 19 years from 1858 to 1876. I take those figures from official sources. Would that not, do you not think, be likely to have a considerable effect on prices in England?—I do not think so, if we did not want the gold. If we had wanted it we should have had it. We have got it now; it comes in, and it does not raise prices.

Stock of gold in Bank of England.

38,964. You may have noticed perhaps that when the Bank of England inquired into the quantity of coined gold in England in 1876 they estimated it at 122 millions, and that a search made at Mr. Goschen's instance in 1889 showed that the stock was reduced to 73 millions?—Yes.

38,965. (*Mr. Giffen.*) The estimate in 1876 was made upon quite a different principle from the estimate

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of Mr. Goschen to which you refer. If the same principle had been applied in 1876 no such stock would have been made apparent as was then apparent, the two things do not compare?—That may be so; but even if the facts were as suggested, it might only show that people did not carry so many sovereigns in their pockets, but that instead of that they paid their bills by cheques.

Effect of supply of gold on prices.

38,966. (*Mr. Everett.*) I was going to call your attention to this singular coincidence, that along with that great diminution of the quantity of gold in England we have prices gone down between 30 and 40 per cent.?—If you can show me the connection between the quantity of sovereigns I carry in my pocket and prices, then I shall be able to see clearer my way to your views, but I do not see any connection myself.

38,967. I have not yet been able to get beyond what John Stuart Mill says, "That an increase of the "quantity of money raises prices, and a diminution "lowers them is the most elementary proposition in "the theory of currency, and without it we should have "no key to any of the others." You do not accept that doctrine?—That requires a great deal of pulling to pieces before you can agree with it. You want to find out what he means by money.

38,968. He means legal tender money, no doubt. You know, I daresay, that Adam Smith held the same view, and John Locke, and Hume, and Ricardo; then you point as against that to the large quantity of money in the banks at the present time?—Yes, which is not legal tender money.

Accumulation of gold in the banks.

38,969. In regard to an individual if he has got a great accumulation of blood in one part of his body, instead of circulating all over it, that is generally a sign of disease, is it not—it is a congestion of the blood?—That is a metaphor which I am afraid I do not entirely follow.

38,970. As Mr. Chaplin extremely well put to you when all industries broadly speaking are unprofitable, and all property is falling in money value, it looks an exceedingly likely thing does it not that money should come out of circulation and be laid by because people do not know what to put it into for fear of losing it?—Yes; but then it is the want of the spirit of speculation and of enterprise which makes the money useless; and the money being there does not create the spirit of speculation and enterprise. I feel no doubt that if there were a spirit of speculation and enterprise that money would be used. But the fact that it is there, and that you cannot get it into circulation further than by having it in the banks does not create speculation and enterprise.

38,971. Should we not go back a little further and see what it is that has checked the investing of money in property and in industry. You would admit that it is the fall in prices, and if the fall in prices is, as so many economists say, the natural effect of stopping the increase of money while the increase of commodities keeps going on, have you not there an explanation of what looks at the first blush to be a contradictory phenomenon?—If you have as a cause the fact that there is a deficiency of money, and then having the disease you administer a quantity of money, and you find that it has no effect in removing the disease, it is a strong evidence, at any rate a strong presumption, that the want of money was not the cause of the disease.

38,972. You will pardon me, but is it not the fact that this accumulation of money at the bank is not new money come in, but is money that should be in circulation, but which is unhealthily withdrawn from circulation to stagnate at the centre?—I do not think I understand that phrase "withdrawn from circulation;" it is as much in circulation when it is in the bank reserves as it ever is. I do not understand the meaning of its not being in circulation.

38,973. You may have met with that sentence out of David Hume, in which he says, "In every kingdom "into which money begins to flow in greater "abundance than formerly, everything takes a new "face, labour and industry gain new life, the merchant "becomes more enterprising, the manufacturer "becomes more diligent and skilful, and even the "farmer follows his plough with greater alacrity and "attention"?—I am inclined to think that there is a great deal of truth in that speech of David Hume's, and that we are acted upon very much by sentiment; but under present circumstances, the money that would create that sentiment is the money which is the product of speculation and enterprise, the credit money of the banks. If people were to-morrow to begin to believe in a number of new enterprises, then money would increase, there would be credit, future enterprises would be discounted, and everybody would be in a hopeful spirit. That is a good thing if it do not go too far; but when it goes too far, as that spirit often does, then it becomes a very bad thing.

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38,974. Can you tell me how we are to get that feeling of confidence while prices continue to fall?—I cannot tell you how it is to be got, but I do not believe you will get it by having more money.

Effect of supply of gold on industry and prices

38,975. And yet you freely admit that as the result of, or at any rate coincident with, the great gold discoveries, we had great activity of industry and rising prices?—Yes, as a matter of fact.

38,976. And you hope now, I think, that very large discoveries of gold would give a new stimulus to industry?—It is possible that a new boom in trade and business and a new speculative spirit may arise out of the African discoveries; it is quite possible.

38,977. You think it is possible that they may grow large enough to counteract the effect of the six-fold increased demand for gold which exists to-day?—It is possible that a new spring may come from that source; it is possible it may come from many other sources; but I do not admit the six-fold demand for gold.

38,978. Is it conceivable that the supply will increase enough to make up for the enormously greater demand of all these extra millions of people, 270 millions?—I do not see that there is such an extra demand.

38,979. At any rate, they are all producing commodities and exchanging commodities against gold?—Yes.

38,980. They must have money to exchange them against?—Yes, but they may have that in abundance without more gold. I do not think they are much better off for there being a larger quantity of gold in the world.

38,981. You probably, in your own personal experience, do find yourself better off when you have an abundant supply of gold personal to yourself; your experience as an individual would be that the possession of gold is a comfort and an increased quantity of it is a pleasure?—A good balance at my bankers is a very good thing.

38,982. I might ask you if it is not the case that the general lift of things which followed the gold discoveries led to a general rise in the pay of the army and of the civil servants in this country; that there was an increase made to their pay because it was the general impression that everything had gone up in price, and it was only just to them that they should have more pay?—I will not deny that the addition of gold had some effect, indeed, had a considerable effect, but to what extent any prosperity of that time, or supposed prosperity, was due to gold, and how far due to other causes, of which there were a great many, I am not prepared to say.

38,983. Has your attention been called to what I believe is the fact that it is only the gold standard countries to-day which are suffering under agricultural and general depression?—I am not at all sure of that.

Depression in gold standard continues.

38,984. There has been no testimony of any agricultural depression from India and Mexico?—India has its own troubles in its own form, Argentina has its own troubles, and Mexico (I can speak confidently) has its own troubles in its own form.

38,985. Yes, if they owe gold, no doubt they have troubles; but the agriculture of Mexico, I saw by a consular report from there, was in a particularly flourishing condition?—I do not profess to know the whole history of Mexico, but I do know something of certain enterprises in Mexico, and I know that they are suffering for want of exports and of imports.

38,986. You may know, I daresay, that in the Argentine agriculture, instead of being in depression, is going ahead by leaps and bounds?—It is going ahead very much, but I should be very sorry to say that Argentina was in a condition which we should like to imitate in this country.

38,987. Suppose such a thing is possible as for money to be appreciating, the effects you would expect would be that contracts which had been entered into before

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the movement took place—contracts in fixed terms of money—would become very much more difficult to fulfil if money was steadily appreciating?—That depends upon the question whether it is the money that has appreciated, or whether it is the quantity of commodities that has increased. If it is the money that has appreciated, ultimately the debtor suffers, but not otherwise.

38,988. Is it not the fact that within recent years the fixed rents of the Irish farmers have had to be broken?—I will admit in the fullest way how hardly all sorts of fixed payments have borne upon agriculturists in this country and in Ireland.

38,989. What I wanted to ask was whether it is not concurring evidence, alongside of the fall of prices, that there has been an appreciation of gold when you find that all people who have entered into contracts in gold, whether individuals or nations, are finding themselves yearly in increasing difficulties?—We were speaking of the agriculturists of this country and of Ireland. What I think they are suffering from is a fall of prices due to the competition of the rest of the world.

38,990. Do you think that the farmers in other gold standard countries competing with us are able to stand these prices?—I understand at this moment that Australia is in much greater difficulties than we are.

38,991. Take the United States farmers?—The United States are suffering, I have no doubt; but there has been a good deal of exaggeration about them, I believe, so I understand from the persons who are best able to speak.

38,992. Does not that look very much as though, instead of the lower prices being due to cheaper methods of production, they were due to some cause altogether outside of that?—No, I do not think so.

Wages of labour.

38,993. In regard to labour, I see you state that the reward of labour, whether of the muscle or of the brain, has increased—even increased in sovereigns—by the operation of the fall in prices during recent years?—Not only by the operation of the fall in prices. The nominal wage has increased as well as the real wage in commodities.

38,994. I should like to ask you whether agricultural products are not the joint product of the brain of the farmer and the muscle of the labourer; and whether it is not the fact that instead of the reward of that muscle and brain being increased in sovereigns, it has gone down something like one-half in sovereigns?—What I said I think was that the wages of labour which are paid in money have increased and not diminished, and I think that is the fact according to Mr. Little's report.

38,995. You referred to the brain too, I think?—I did not say anything about the farmer's brain, I think, though I admit that the brain of the farmer, in superintending labour, is an element in production which ought to be fairly remunerated. The fact is that the labourer has got a larger share of the product.

38,996. Is that not also the case in regard to the cotton manufacture, the iron manufacture, and to shipping? Have not all the results of the joint product of the labour, of the brain, the muscle, and the capital, very much gone down instead of going up?—No, I do not think that the wage of the labourer or the salary of the clerk has gone down. I think it has rather increased. Where he buys those commodities which have fallen he gets an additional advantage; where he has to pay for services there he does not gain that advantage.

38,997. I believe it is the case that quite half the agricultural product is raised by people who do not pay wages at all; you would not say that their labour obtains a richer reward in sovereigns than it did?—No, I do not think it does.

38,998. If agricultural labour here is getting a higher reward it is out of the capital and not out of the product of the industry?—I think the progress of all society seems to show that the labourer gets a larger and a larger share of the nett product. I do not know that that is a bad result.

38,999. Can things go on with more wages being paid than the industry produces?—No, most distinctly not.

39,000. That is just what is happening in the part of the country where I live. One more general question: I should like to ask you whether you regard money of the precious metals as a friend or as an enemy of mankind?—I do not think I am severe moralist enough to regard it as an enemy.

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39,001. And yet, as I understand, you think it is wise that the mints of the great nations should be closed in the face of one of the two of them and its free use denied?—Yes, I think the simplicity and the excellence of a single standard is the most important consideration here.

Advantage of a single standard.

39,002. Even greater than the quantity of money?—My opinion might be different if I saw any reason to suppose that gold was becoming scarcer in proportion to the demand; I might think differently; I might think it desirable to change to silver; but I see neither practicability nor desirability in attempting to put the two together.

39,003. Surely what law has divorced law could re-marry?—I do not think that follows.

39,004. You thought it could when you sat on the Gold and Silver Commission and drew up your Report?—With qualifications.

Demand for gold and its effect on prices.

39,005. (*Mr. Dalton.*) How does the increased demand for gold manifest itself; I think you say that if the demand increases more than the supply of gold, prices fall; in what way can we tell whether the demand exceeds the supply?—It is extremely difficult to tell; but for immediate monetary purposes I imagine that the mode in which the City of London tells is by seeing the reserve of the banks fall, and then they raise the rate of discount in order to get it back.

39,006. Then the City of London supply would at the present time rather be in excess of the demand?—It is in excess of the demand.

39,007. But gold prices have not risen?—Gold prices have not risen.

39,008. What is the explanation of that?—The explanation of that is that the prices do not depend upon the quantity of gold in monetary use; they depend upon the value of gold as the standard of value, but they do not depend upon the quantity of gold which is in monetary use.

39,009. (*Mr. Chaplin.*) What do you mean by depending on the price of gold as the standard?—What I say is, that the value of the gold sovereign as a standard depends upon the aggregate supply of and demand for gold in the world, which is extremely difficult to test.

39,010. (*Mr. Dalton.*) You do not think that the scarcity or abundancy of gold has affected prices at all during the last 20 years?—I do not think so.

39,011. Then the demand for gold must have been exactly the same in proportion to the supply of gold throughout the whole of that period, and throughout the world?—As far as one can judge—but it is far too big a question to dogmatise about—I should say that there seems to be a tendency to be a plethora of gold, but it is a very speculative question.

39,012. If so would not gold prices rise?—Not necessarily; it would depend upon the commodities. So far as that was concerned they would have a tendency to rise.

39,013. (*Mr. Giffen.*) You admit that it has a tendency to raise prices?—Most undoubtedly.

39,014. (*Mr. Dalton.*) But there are no means, you would say, by which we can ascertain?—If I might put it in a broad way, supposing you doubled the quantity of gold in the world to-morrow the value of the sovereign as a standard would fall.

39,015. (*Mr. Giffen.*) Unless the demand increased in proportion?—Yes, certainly; that qualification is necessary.

39,016. (*Mr. Dalton.*) I understand we have no means whatever of ascertaining what the demand for gold at any time is?—It is most difficult. You will find in the Report of the Gold and Silver Commission and elsewhere an endeavour to estimate it made by many men who know more about it than I do. You will find, for instance, opinions as to what the demand of the world for hoarding is, and what the demand of the world for ornament is, but it is very much guess work.

39,017. (*Mr. Giffen.*) And the demands change with the price?—Yes.

39,018. (*Mr. Dalton.*) If we do not know what the demand is, we cannot say that the demand is not larger now than the supply, can we?—You cannot say positively.

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39,019. One way or the other?—You cannot say positively; you can only look at the supply, and consider what you think to be likely with respect to the demand.

Supply of and demand for gold.

39,020. We cannot say that the scarcity or abundance of gold during the last 20 years has or has not affected prices generally?—No; all that you can do is to show the enormous accumulation of the stocks of gold on the one hand, and to consider how far you think there have been any counteracting demands on the other, and whether the counteracting demands have increased proportionately to the increased supply; you can do that.

39,021. On the whole, you are of opinion that they have balanced each other during the last 20 years?—So far as I can form any opinion upon the subject.

39,022. Pretty steadily throughout the whole of the period?—So far as I can judge; but I do not pretend to have any confident opinion.

39,023. Do you think if gold ceased to be the standard of value, the value of gold as a commodity would fall very much?—If you ceased to use gold for monetary purposes, you would put an end to one very large demand upon it and then its value would fall undoubtedly.

39,024. Do you think that is one of the main reasons why silver has fallen in value, or do you put it more to the production?—I put it upon both.

39,025. Could you say at all in what proportions?—No.

Effect of appreciation of gold in hoards.

39,026. I think you say that if there had been an appreciation of gold to the extent of 50 per cent. it is almost certain that large quantities of gold would be withdrawn from hoards and so forth?—I think so, judging only from *à priori* reasons. We see that now. Gold is coming back from India. We see therefore that if there is sufficient temptation it is withdrawn from hoards.

39,027. Is that because gold has gone up in value?—I cannot tell you; probably because of some reason in India which we do not understand; probably their hold upon it, their desire for it, has become less for some reason. I cannot tell you what that reason is.

39,028. Is it not rather the reason you mentioned which might lead a man to part with his watch, because they must part with it?—That may be; I think that is very possible.

39,029. Not because it has gone up in value?—That is possible, but then why do they continue to take silver?

Supply of silver and silver prices.

39,030. (*Mr. Everett.*) In regard to silver, when you were trying to represent that silver has depreciated in value very much, you spoke of there being a 100 millions of silver only in Europe to which new supplies now come; what I wonder is this, why you separate that in your reasoning from the great mass of silver that is in the eastern world. I should have thought that silver in Europe and in the East was all one thing and of one value, and that the additions of silver came not simply to the 100 millions in Europe as an island by itself, but to the whole continent of silver in the East as well as in the West?—We were trying to account for the fact that silver did not go to India as Mr. Bagehot and others expected it would. When silver first fell it was always expected that the East would have such a demand for it that it would be sure to go there, that silver prices would rise, and that the ratio would be maintained. That has not happened, and the question is, what is the reason of that.

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39,031. As a fact what has happened is that India has only received about her normal amount of silver?—Yes, more or less.

39,032. And that prices in India have remained stable?—Yes.

39,033. Again supporting the quantitative theory of money?—I do not admit that. A very large quantity of silver has always gone to India.

39,034. And again confirming us that what has happened as between the two precious metals is not a change of value in silver, but in gold?—That is just the question which on the Gold and Silver Commission we argued through the whole of that volume without coming to any unanimous conclusion.

39,035. (*Mr. Giffen.*) Are you quite justified in saying that silver did not go to India as Mr. Bagehot expected; I think he did not specify the quantity, and my own impression is that silver did go as he expected?—I do not want to say anything in depreciation of Mr Bagehot, whom I very much admire; but the idea at first, no doubt, was that the silver difficulty would be got over by the silver going to India, and it was not got over in that way.

39,036. Are there not two stages of that question—that Bagehot was talking of the silver difficulty, which presented itself in 1876, a difficulty which 10 years later, owing to the great production of silver, became quite different to what it was?—That is quite possible. I do not wish to make any reflection upon Mr. Bagehot.

Purchasi power of silver.

39,037. (*Mr. Everett.*) I daresay you have noticed that the purchasing power of an ounce of silver, not only in the form of rupees in India, but as bar silver in London, is just about the same over commodities that it was 20 years ago—substantially the same?—I suppose it is. I suppose it has not varied very much. At least if you compare it with the index numbers of commodities.

39,038. If you measure the two precious metals by commodities, what they tell us is that silver has remained stable, and that gold has enormously appreciated?—If you put all the commodities together and average them, this is possibly the case; and shows, as I have stated before, that silver is a bad and not a good standard. If you take silver as against particular commodities, you will find that it has varied very much.

39,039. And the enormous number of fresh people requiring gold would lead you to expect a result of that kind, and the fact that all people who have made long time bargains in gold are in great trouble, is another confirmation that that is the thing which has really happened, is it not?—That is a question that we have been arguing throughout this discussion, and I do not know that I can say more about it than I have. Before concluding let me say that I believe Mr. Giffen was right in supposing that the United States report upon wages did not include agricultural wages. At any rate, I do not find them specifically mentioned.

The witness withdrew.

Adjourned.

Seventy-Second Day.

Thursday, 7th February 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
WILLIAM CUTLACK LITTLE, Esq.

HERBERT LYON, Esq., *Secretary*.
R. F. CRAWFORD, Esq. } *Assistant Secretaries*.
ALAN MACKINNON, Esq. }

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Mr. THOMAS HENRY ELLIOTT recalled and further examined.

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(For previous Evidence, *see* pages 100 and 140.)

39,040. (*Chairman.*) You have come here to-day to continue the evidence that you gave at an early date before the Commission, and to deal with the third division of your department, namely, the land division, comprising three branches, namely, the tithe and copyhold branch, the inclosure branch, and the survey branch?—Yes.

Duties of tithe branch of Board of Agriculture.

39,041. Will you first deal with the tithe branch?—Yes. At the present time the great bulk of the business of that branch is connected either with the re-apportionment or the redemption of the tithe rentcharges. I understand, however, that the Commission desire to have information before them as to the mode in which the commutation of tithes was effected under the Act of 1836, and I therefore put in a memorandum which gives in as concise a form as possible a history of the legislation on the subject of tithes, and describes the course of events subsequently to the commutation.

39,042. You put in a memorandum?—Yes, that is the memorandum (*handing in memorandum. See* Appendix A. XVII.).

39,043. Are there some points in connexion with the tithe to which you desire specially to call our attention?—Yes; I understand that there are two or three points of special interest as to which inquiries have been made by the Commissioners; and, firstly, as to the power given under section 38 of the Act of 1836 to increase or diminish the sum to be paid for commutation by not more than one-fifth of the average value of the tithes for the seven preceding years. The Tithe Commissioners were to report as to the mode in which this discretionary power was to be exercised, and I put in, for the information of the Commission, an extract from a report presented by the Commissioners in conformity with that provision of the Act of Parliament (*see* Appendix A. XVIII.). The report was presented to Parliament, but it does not appear that it was ever discussed. Before making it the Commissioners had had some experience of commutations by voluntary agreement, and in their report they observe that the rentcharges fixed had oscillated within moderate limits on each side, and they believed that the rules laid down would have a similar effect.

Tithe commutation.

39,044. What is the next point?—Before leaving that point I should like to say that the published returns enable a summary to be made of the results of the commutation so far as regards the greater proportion of the 2,483,000*l.* of rentcharges settled by agreement. The average amount of the tithes, or compositions in lieu of tithes, during the seven years preceding Christmas, 1835, together with the rates on the same when paid by the landowner, was ascertained to be 2,083,000*l.* Increases were allowed under section 38 of the Act, amounting in the aggregate to 69,000*l.*, 3·3 per cent., and decreases were allowed amounting to 4,000*l.* or 0·2 per cent., leaving a net increase of 65,000*l.* or 3·1 per cent., the resulting rentcharges being 2,148,000*l.* I mention those facts as showing that the effect of the section was as indicated in the Report of the Tithe Commissioners, that is, that there was no great amount of fluctuation either on one side or the other—either in the direction of increases or of decreases.

39,045. Is there much business being conducted now in the way of commutation of tithes?—The commutation of tithes is practically complete. There may be a few still open. I should not like to say that commutation is absolutely complete, but it is some years now, I think, since we had any case.

Corn rents.

39,046. (*Mr. Little.*) Occasionally cases of substituting a tithe rentcharge for a corn rent come before you?—Yes.

39,047. And those are still open; in any case of a corn rent existing at the present time an application may be made to the Board to convert that into a commuted charge?—Yes; and we almost every year receive applications of that kind; the substitution of tithe rentcharge for corn rents is certainly not complete.

Duties of tithe branch.

39,048. (*Chairman.*) Then at the present moment the duties of the Board of Agriculture as regards tithe are the re-apportionment of the rentcharge on lands which are subdivided from time to time, and the redemption of the rentcharge?—That is so; that constitutes the great bulk of our tithe business.

39,049. Is there much business in your department on those two points?—Yes; we publish annually a report showing the amount of business. It occupies the services of several clerks, both operations being of a somewhat intricate and laborious character.

39,050. What number of transactions have you in the course of the year?—In 1893 we received 204 applications for alterations of apportionment, and we received 488 applications for redemptions; we received 23 applications for the redemption of corn rents. I see that in 1893 we received no application for the conversion of corn rents into tithe rentcharges, but two cases which stood over from the previous year were completed in that year. We received eight applications for redemption of rentcharge under the Extraordinary Tithe Redemption Act of 1886, and there were two or three miscellaneous applications which are set out in our report.

Redemption of tithe rentcharge.

39,051. As to the cases of redemption of the rentcharge, did you mention the number?—Yes; we received 488 applications during the year and completed 342 cases; there were 1,002 cases still in progress at the end of the year 1893.

39,052. There are certain cases in which tithe redemption is obligatory?—There are certain cases, as I shall afterwards mention in my evidence, in which it is competent for the Board of Agriculture to issue an order making redemption compulsory.

39,053. Will you advert now to the power given under section 38 of the Act of 1836 to reserve cases for special adjudication?—That is a point on which it has been indicated to me that the Commission would desire to receive information, and I may say that a very general rule was set out in the report to which I have already referred, but the number of cases, if any, in which the power was exercised must have been very small indeed. There is no recollection on the part of anyone in the tithe branch of ever having seen one, and although a special report was

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to be made to the Home Secretary in every case, no such report can be traced.

39,054. (*Mr. Little.*) That refers to cases where the previous value of the tithe was to be set aside?—That is so.

Tithe commutation and rates.

39,055. (*Chairman.*) Then with reference to section 37 of the Act of 1836 I think you have something to say to us?—That section imposed an obligation on the Commissioners to have regard to the fact that the tithe payer had agreed to pay rates in respect of the tithes, and to make an equivalent addition in arriving at the value of the tithes, for the purpose of the commutation. It is explained in the report which I have already put in that "the purpose "of the Act was to put upon exactly the same footing "the tithe owners who have paid their own parochial "rates, and the tithe owners whose rates have been paid "for them by the tithe payers. If, therefore, in two "parishes, in both of which the tithes have been treated "as worth 600*l*., the tithe owner in one has received "600*l*. and paid his own rates, and in the other the tithe-"owner has received 400*l*., and 200*l*. have been paid for "him as rates, that 200*l*. must be added to the 400*l*. to "make up the tithe-owner's real average, and put him on "a footing with his neighbour." There never seems to have been any doubt as to what the intentions of the Act were, until comparatively recently. A similar provision to that contained in section 37 is contained in sections 40, 41, and 43, which deal respectively with hop grounds, orchards, or gardens, coppices, and other special cases. A similar procedure is adopted for income tax purposes where a tenant agrees to pay landlord's rates and taxes.

39,056. (*Mr. Little.*) Can you give us any information as to the number of cases in which this power was exercised?—There are parliamentary returns showing the rates paid by the tithe-payer on the tithe-owner's behalf in all cases in which the rentcharge was settled by agreement, but not in cases in which the rentcharge was settled by award.

39,057. Where they were settled by agreement were not the cases very numerous where rates had been borne by the tithe-payer previously, and a sum had to be added?—Yes; it seems to have been a very general practice for the tithe-payer to pay the rates in the place of the tithe-owner. Many of the compositions between tithe-owner and tithe-payer appear to have been settled on that basis—that the tithe-payer should pay the local rates in respect of the tithes.

39,058. Would it be right, do you think, to say that the large majority of the cases were those where rates had been paid by the tithe-payer?—I think a very large proportion undoubtedly fall within that category.

39,059. (*Mr. Dalton.*) Did they take an average of the rates for a certain number of years, or did they take the rates for the last year generally?—I think they took an average of the rates for seven years, just the same as for the tithe.

39,060. (*Mr. Everett.*) The seven years prior to the 1835 rent?—Yes.

39,061. Which included the period of the greatest distress in industries of this country, when rates were at their very highest; I should think at their maximum?—Yes, that is so.

39,062. (*Mr. Little.*) But these returns which you refer to, which were continued over a great number of years, only relate, I understand, to those cases that were settled by agreement?—Yes, that is so; there are no such details given in the rentcharges——

39,063. Those cases really cover about 60 per cent. of the whole value?—Yes, that is so.

39,064. £2,483,000, and that would be about 60 per cent. of the value?—Yes, about that; I think about 7,000 out of 12,000 cases.

39,065. Something like 50 per cent. of the whole number probably came under this heading, in cases where a sum was added to tithes in respect of rates?—Probably more than that, because in the cases of awards the same circumstances would probably have been taken into account.

39,066. (*Mr. Dalton.*) Then that arrangement has operated very injuriously to the tithe-payer, has it not?—No, I should say not. The object of the Act was to stereotype the condition of things existing in the seven years prior to the commutation.

39,067. Yes, but in those years the rates were very exceptionally high—very much higher than they ever have been since?—That goes to show that the tithes were proportionately more valuable, because, in addition to the compositions paid by the tithe-payer, the tithe-payer paid a heavy rate. If the rates had not been so heavy the compositions would have been larger.

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39,068. Those were in the minority of cases in which he got the amount of his rentcharge and paid the rates himself?—Of course where he paid the rates himself no addition was made in respect of the rates paid by the tithe-payer.

39,069. Yes, but in the other case surely the tithe-payer must have been injured?—No, I think not.

39,070. He got a larger amount of tithe rentcharge awarded against him, and a considerable proportion of that was in respect of the heavy rates he had been paying for the last seven years?—No, I think not, because the heavier the rate paid by the tithe-payer the smaller the composition received by the tithe-owner. If I may say so, that is always the case, where the tithe-payer assumes a heavy burden on the landlord's behalf; the balance of course is so much less; the tithe-payer was willing to pay so much less to the tithe-owner.

39,071. (*Chairman.*) Could you give the Commission any illustration of the case where the commuted tithe has been increased in consequence of the high rates at the time, and where the tithe-owner consequently has benefited of late years by the great reduction in the rates?—I do not think that the tithe-owner can be said to have benefited except in so far as the bargain of 1836 was a good bargain. The effect of the arrangement of 1836 was to stereotype the condition of things existing in the seven previous years. The question of rates had really nothing whatever to do with the amount settled at the commutation.

39,072. I understood from you that the tithe rentcharge was increased in consequence of the heavy rates which the tithe-owner had paid previously; or, of the heavy rates which were paid in the parish previously?—Where the tithe-payer, in addition to paying a composition, had agreed also to pay a heavy burthen for rates, then, under the settlement of 1836, which I am not defending at the present moment, it is quite clear that the composition was settled, and properly so, at the same amount as it would have been if the tithe-owner had received the gross amount of the tithes, and, out of that gross amount, had paid the rates himself.

39,073. But if at that time the rates averaged 5*s*. or 6*s*. in the £, which they did, I suppose, in certain cases at that time, and the rates have since been reduced to an average, say, of 2*s*., which is the average now in rural districts, the tithe-owner practically has gained largely, has he not?—I would rather put it in this way: that the tithe-owner undoubtedly benefited by the reduction of the rates, as any other owner of property would benefit by the reduction of the rates; but it is a fallacy to suppose that the rates were added to the compositions in order to enable the tithe-owner to pay the rates. They were not added to the compositions in order to enable the tithe-owner to pay the rates; they were added to the compositions in order to get at the value of his property for the seven years previous to the commutation.

39,074. (*Mr. Everett.*) So that the commutation sum was really made less where the rates were very heavy?—No, neither less nor more; the object was to get at the gross amount which the tithe payer would have paid to the tithe owner, assuming that the tithe-owner bore the burthens proper to the ownership of the tithes.

39,075. (*Mr. Dalton.*) But when these arrangements were made to receive so much less tithe in consequence of the rates, I suppose it was not, in all cases, foreseen, that the rates in those particular years would be as heavy as they were, for they rose very rapidly in those years. I suppose also that these were not yearly agreements, and that some of the agreements had been made some years before, when the rates were lower. But in those particular years the rates were very heavy, and so the man who had agreed to pay the rates had lost; but if you added the two together would you not give the tithe-owner an advantage in the commutation?—Then, I think, it would have been open to the tithe-payer to claim a decrease on the ground that the compositions did not fairly represent the condition of things during that year.

39,076. (*Captain Owen Thomas.*) Mr. Farquharson in the evidence he gave before this Commission, at Question 31,997, said: "I could instance a parish in Hampshire, "the parish of Tadley; in that parish they actually "added 19*s*. in the £ for rates, making the par value at "the time nearly double what it ought to have been"?—I am aware of Mr. Farquharson's views, but I do not agree

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with them. I do not think Mr. Farquharson appreciates the position. If the tithe-payer was willing to pay 19*s.* by way of rates, and also a composition, it is quite clear that the value of the tithe to the tithe-owner was the two together.

39,077. But he names the parish here, and he says, in a latter part of that same answer, that the rates are now only 1*s.* 3*d.* in the £?—No doubt, as I have already said, the owner of the tithe rentcharge has benefited by the reduction of the rates, just as any other owner of property has benefited by the reduction of the rates, but the fact that an owner of property benefits by the reduction of rates, does not, necessarily, call for an alteration of the value of that property. I may buy property and I may find by a fortunate sequence of events that the rates decrease, but it by no means follows that I ought to pay to the seller an addition to the price I paid for the property.

39,078. (*Mr. Little.*) I understand your argument to be that if in one case a man paid 100*l.* in tithes, and 25*l.* in rates, the sum was commuted at 125*l.*?—That is so.

39,079. If, on the other hand, the tithe-payer paid 125*l.* in tithe, and the tithe-owner bore the 25*l.* in rates, the 125*l.* would be given in the same way?—That is so.

39,080. Then those would stand upon the same footing, and in both cases if the 25*l.* was reduced to 5*l.*, it would have the same effect?—That is so, and that was the intention of the Act, is clearly indicated by the quotation from the report made soon after the passing of the Act which I have read to the Commission.

39,081. (*Mr. Dalton.*) I think you say that if parties had realised that the rates in those seven years were exceptionally light, they could have claimed a decrease in the commutation, but they, at that time, could not foresee what was coming afterwards, and were possibly not aware then that those were going to be very exceptional years?—There was never any question of what was to come after the commutation. I understood the Commissioner's proposition was that where a composition had been effected, and the rates had fallen or the rates had risen during the seven years previous to the commutation, then the composition would have been unduly favourable or the reverse to the tithe-owner, and I said that in that case it would have been open to the tithe-payer to claim a decrease, or to the tithe-owner to claim an increase. The object, however, of the commutation was not in any way to anticipate the future, but simply to give expression to the past, that is, to the condition of things in the seven years prior to the commutation. The only respect in which future events were anticipated, was in regard to the fluctuations in the value of currency.

39,082. (*Mr. Little.*) The tithe-payer has gained, like other people, by the reduction of rates?—To the extent that the rates fall upon a tithe payer.

39,083. He then has a benefit which the landowner has not, in that his rates fall with his income, and the landlord's and tenant's rates, bear a ratio, not only to the income of one but to the income of both?—Yes, but I should hesitate to express an opinion as to which has benefited most by the changes in the amount of rates—the landlord or the tenant.

Method of the commutation of 1836.

39,084. (*Chairman.*) Can you give the Commission any idea as to the data upon which the commutation of 1836 was made, so as to afford us the opportunity of forming an opinion whether any recommutation would be possible?—Yes, I thought it might be of advantage to the Commissioners if I were to present to them a summary of the information in our possession as to the facts before the Tithe Commissioners in 1836 in certain typical parishes which were selected very much at haphazard. I shall be glad to put in that memorandum (*handing in the same,* see Appendix A. XIX.) I think the Commissioners will gather from that memorandum, that any attempt to recommute the tithes on the basis of what was the condition of things in the seven years prior to 1836, would be a practical impossibility. It would be impossible to say now, assuming that the tithes had continued to be paid in kind, what amount of tithes would be payable in any parish during the seven years prior to 1895. I thought it would be useful if, in that summary, I gave an analysis showing the different rates per acre at which the different descriptions of land in those parishes, were charged. The first parish is that of High Laver, Essex. There I find that the arable land was charged on the average at 6*s.* 2*d.* per acre; the pasture at 4*s.* 10½*d.*; the wood at 1*s.* 5½*d.*; and the miscellaneous lands at 6*s.* 7*d.* per acre. Then in the parish of Abbotts Roothing, Essex, the arable land was charged on the average at 6*s.* 3½*d.*; the pasture at 4*s.* 8½*d.*; the wood at 1*s.* 3*d.* and the miscellaneous lands at 4*s.* 11*d.* per acre.

The parish of Grainthorpe, Lincoln, is the next, and there the arable land was charged with 8*s.*, and the pasture with 3*s.* 0½*d.* per acre. The parish of Hedon, in the East Riding, is the next; the arable land was charged with 15*s.* 3½*d.*; the pasture with 2*s.* 10½*d.* and the miscellaneous land with 12*s.* 10½*d.* per acre. The parish of Newchurch, Radnor, is the next; the arable land was charged with 3*s.* 4½*d.*, and the pasture with 2*s.* 0⅝*d.* per acre. The parish of Ashford Devon, is the next; the arable land was charged with 5*s.* 6½*d.*, the pasture with 3*s.* 6½*d.*; and the miscellaneous land with 6*s.* 4*d.* per acre. The township of Houghton-le-Spring, Durham, is the next; the arable land was charged with 5*s.* 2*d.*, the pasture with 4*s.* 7*d.*, and the miscellaneous with 6*s.* 4*d.* per acre. The township of Aintree, Lancashire, is the next; the arable land was charged with 3*s.* 9½*d.*, the pasture with 3*s.* 3⅝*d.*, and the miscellaneous land with 4*s.* 0½*d.* per acre. The parish of Appleshaw, Hants, is the next; the arable land was charged with 5*s.* 10½*d.*, the pasture with 7*s.* 8½*d.*, the wood with 1*s.* 1½*d.*, and the miscellaneous land with 7*s.* 5½*d.* per acre. Finally, an analysis of the apportionment for the township of Nuthurst, in Warwickshire, shows that the arable land of the parish was charged on the average with 4*s.* 8½*d.*, the pasture with 3*s.* 0½*d.*, the wood with 10*d.*, and the miscellaneous land with 7*s.* 4*d.* per acre. Those figures, of course, show what considerable fluctuations there are as between parishes and as between different descriptions of land in the same parish.

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39,085. Will you refer back to Essex for a moment and say again the difference in the commutation for arable land and pasture land?—The two Essex parishes I have are High Laver and Abbotts Roothing. In High Laver the arable land was charged at the rate of 6*s.* 2*d.* per acre, and the pasture at 4*s.* 10½*d.*; and in Abbotts Roothing the arable land was charged at 6*s.* 3½*d.* and the pasture land at 4*s.* 8½*d.* per acre.

39,086. Then the commutation in Essex was extremely high?—The commutation was high, because on the septennial average the tithe taken in kind was high.

39,087. But in fact it was high, especially on the arable land?—Yes, although there are higher figures in some of the parishes I have read out than those I have given for these two Essex parishes.

39,088. Supposing in the late years the arable land has fallen back into wretched grass which is not worth more than a shilling or two shillings an acre, it still continues to pay the high commutation, on the supposition that it is arable?—Yes; that was one of the effects of stereotyping the payments in the seven years prior to the commutation.

39,089. That commutation will go on for ever, will it not?—Until the tithe is redeemed.

39,090. And that according to your proof might take many thousands of years to come into effect; and it would be apparently about 6,000 years hence; in the meantime this land which was commuted at this high rate would continue to pay a high tithe notwithstanding that it has ceased to have any value, or has very little value?—Yes; I propose to refer later to the provisions of the Act of 1891 as regards relief.

39,091. But that is the present position; apart from any remedy given under the Act of 1891 that would be so?—Yes, that would be so.

39,092. (*Mr. Little.*) Do I understand that the Tithe Office is in possession of information with regard to all awards that were made or agreements that were made similar to that which you have extracted here?—Yes, practically that is so. I would not say that out of these 12,000 or 13,000 cases there are not a few missing, but practically the papers show some information in the case of every parish as to the manner in which the agreements and awards were arrived at.

39,093. They are confidential documents which are not open to the public, I suppose?—They are not open for public inspection; but I do not regard them as possessing any more confidential character than any other ordinary file of papers in a Government office.

39,094. (*Chairman.*) You were referring just now to the case of Essex, where you have shown that the high commutation has fixed a permanent charge upon land, which at that time was of very considerable value, but which now, in consequence of the changes in agriculture and so forth, has ceased to have in many cases any value at all, or would at all events be reduced to a very small value; will you now proceed to point out what was the remedy under the Act of 1891 which was intended to meet exceptional cases of that kind and how far it has operated?—Yes. I gather from what was said in the House of Commons when the Bill was introduced that the principle upon which

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section 8 of the Tithe Act of 1891 was framed was that the tithe-owner should not be entitled to recover from the tithe-payer a sum in excess of that which he might expect to obtain if he were to take possession of the land subject to the tithe rentcharge; and with a view to arrive at an estimate of that sum two-thirds of the amount at which the land was assessed to income tax under Schedule B. was taken.

39,095. Then the Act provided that the tithe-owner should not, in fact, recover more than two-thirds of the value of the rent?—Not quite that.

39,096. Not of the rent but of the value of the income?—It provided that the tithe-owner should not be entitled to recover more than two-thirds of the gross value of the land, or in other words, the net value of the land. He was not to recover more than the net annual value of the land to the landowner.

Tithe Act of 1891.

39,097. Of course, one effect of the Act of 1891 was to throw the payment of the tithe upon the landowner?—The primary purpose, you may say, of the Act of 1891 was that the landowner should pay the tithe.

39,098. The Act contained a provision, did it not, to give relief, in very exceptional cases, where the tithe had assumed a larger proportion to the rent, or rather, where the rent had assumed a very low proportion to the tithe rentcharge?—Yes, where the tithe rentcharge was really in excess of the net annual value of the land to the landowner.

39,099. Have you any information as to any cases which have occurred under that Act?—I should say that we have received many complaints by tithe-payers as to the inoperative character of the relief section of the Tithe Act of 1891. The Board thought it desirable, in the course of 1893, to make some inquiries as to the operation of that section through some of their inspectors. I would ask the Commissioners not to ask me to give the names of the inspectors; there would be some disadvantage in that, as they are not Government officers; but it may be useful that I should read extracts from their reports on this subject. One inspector says: "In no single instance have we, as tithe-"owners, been compelled to make any remission under "the section of the Act above referred to. In one isolated "case where a large farm had previously actually been "seized for non-payment of tithe rentcharge, the applica-"tion was made, but the assessment was subsequently "discovered to be adverse, and the case fell through."

39,100. Without naming the inspector, can you say what part of the country that was in?—I think I would simply say the southern midlands.

39,101. Was it not a district where the rent had fallen to a point a little more than the tithe, or about the same as the tithe?—Yes. I think further extracts from his letter will show that very clearly: "There is, in my "opinion, no doubt but that there are many cases in "which claims might be substantiated, which fail technically "because the income tax assessment has, through neglect "or carelessness, not been put upon a proper basis. "Ignorance of the possibility of obtaining the remission, "and some dread, perhaps, of the trouble and possible "expense involved, and probably other reasons have re-"sulted in the clause, so far as my own experience goes, "being practically of no effect. As acting for landowners, "I have found in many cases into which I have looked, "that though very close, the tithe is often just within the "proportion which the section specifies; but I am on the "point of further investigating several cases which will "probably result in successful applications under this "section. Apart from my own experience I have, since "the receipt of your communication, inquired of several "land agents in considerable practice within a radius of "30 miles, but none seem to have had any experience of "the working of the section, and it is generally described "as a dead letter. Personally I am of opinion that this "portion of the Act might be much more widely taken "advantage of than it is, but there seems to be a certain "apathy on the part of the agricultural public which is "often enough associated with matters which, like this, "involve procedure in a new direction. More care in the "matter of assessment for income tax would, I think, "result in more activity in applying this portion of the "Act. Possibly also sufficient time has not yet been "allowed for a fair estimate of the ultimate results which "may accrue." I should say that on the receipt of that and other reports the Board issued in the first place a leaflet giving general instructions to farmers as to their rights in the matter of income tax assessments; and having, as they hoped, directed attention to the fact that the adjustment of the income assessments was in the first place necessary, the Board then issued a leaflet acquainting landowners and occupiers with the relief to which they were entitled under the Tithe Act of 1891.

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39,102. Now, could you give me a copy of those leaflets?—Yes, those are the two leaflets (*handing in same*). Another of our inspectors said: "That cases "do exist where the Act might come into play is "much to be feared, but the not unnatural dislike on the "part of the landowner to the position being known, "the possible dread of the machinery of the county court, "and the bare possibility of an improvement in the "rent taking place before very long must deter most "from taking advantage of the section of the Act." Another inspector writes, "I have not heard of any attempt "on the part of tithe-payers to avail themselves of the "opportunity afforded by this provision of the Act of "obtaining a reduction of tithe rentcharge. In this "district, notwithstanding the disastrous circumstances "of the times, we have not yet reached the point where "the provision referred to would be applicable." That is a district in which there have been a large number of cases in which the tithes have been commuted by allotments of land, so that it was not to be expected where that has been the case that the Act would have a very wide operation. I may say generally that the reports I have read come from districts in which there was most reason to believe that the Act ought to have operation, in other words, in which the tithe rentcharge most closely approached the net annual value of the land.

39,103. I gather from those letters that two difficulties have been experienced by the tithe-payer; one is, that the income tax valuation is conclusive as to the value of the land under the Act, and if therefore, there has been an excessive valuation for income tax, it practically deprives the tithe payer, for the moment, of a remedy in respect of that particular year for which the application is made?—Yes.

39,104. And the other is, that it is necessary, in order to get a remedy under the Act, that proceedings should be taken in each year before the county court in respect to each payment of tithe?—Yes, that is so.

39,105. Therefore the proceedings involve legal expenses in respect of each claim that the tithe-payer may have to make against the owner for relief under the Act?—I do not think it can be said that it is necessary that, in order to obtain this relief, the tithe-payer should go into the county court; I cannot think that the tithe-owner, if the case were at all clear, would force a tithe-payer into the county court, except in exceptional cases, in order to establish his claim to relief. The reasons which appear to us to have prevented the Act of 1891 from having anything like the operation which we think it ought to have, are, firstly, the high standard adopted by taking the assessment to income tax, Schedule B, and, secondly, the high proportion, two-thirds, taken to arrive at the net annual value of the land.

39,106. Then they are very exceptional occasions on which any relief at all is given?—They must be exceptional cases.

39,107. And the relief then would be very small?—Yes, increasing in proportion to the exceptional character of the case. It would have to be a very exceptional case in which very substantial relief was given.

39,108. Supposing the rent of land paid by the farmer had fallen to the value of the tithe, then he would be relieved to the extent of one-third?—Yes.

39,109. But supposing there is still a little beyond the tithe, say a few pounds, that would reduce the proportion, and leave a very small residue to represent the relief given by the Act to the tithe-payer?—That is so. It would not be in many cases that any substantial amount of relief would be given on the principle underlying the Act; but we think that admitting the principle underlying the Act, events have shown that it was not applied with sufficient liberality to the tithe-payer.

39,110. (*Mr. Everett.*) I think you hardly answered the Chairman's question in accordance with what you had yourself stated previously; you had stated previously that, the more exceptional the case, that is, the larger the proportion tithe bore to the joint sum, when the tithe was added to the rent, the less was the relief?—I cannot have expressed myself quite correctly. What I meant to say was, that it is only in exceptional cases that any relief can be obtained; but they must be very exceptional cases indeed in which any substantial amount of relief is obtained.

39,111. (*Mr. Dalton.*) But you think the object was that the tithe should not exceed the net income from the land?—The net value of the land to the landowner.

39,112. But that it ought to be paid, whether the landowner got the rent or not; the landowner would have to

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pay the tithe whether he recovered his rent or not?—That is so. No account was taken of irrecoverable rent, or of voluntary remissions of rent.

39,113. (*Chairman.*) Let us endeavour to illustrate it by putting a supposed case. Supposing the tithe rentcharge on a particular farm is 60*l.* a year, and the rent is reduced to 60*l.*, that is to say, is no more than the tithe, then that tithe-payer would be entitled to recover 20*l.*, or rather, to have the reduction of his payment made to the extent of 20*l.*, that being one-third of the 60*l.*?—In the case that you are assuming, would there be in fact the two rents; would the occupier pay 60*l.* to the landlord and 60*l.* to the tithe owner? If he did, in that case the assessment under Schedule B. would be 120*l.*

39,114. I am not putting that case, because the tithe is paid now by the landlord, therefore the rent of the land includes the tithe, and therefore, if the true rent of the land is 60*l.*, and the tithe is 60*l.*, the owner would get nothing apart from the remedy of the Act, and the whole of it would go to the tithe-owner—that would be so, would it not?—In that case it would be so.

39,115. In that case, which is an extreme one, the tithe-payer, by proceeding under the Act, would be entitled to have his tithe payment reduced to 40*l.*, that is, to two-thirds of the 60*l.*, and therefore he would gain 20*l.*?—That is the case assuming that the Schedule B. assessment was 60*l.* only. I should like to say, however, that there still remain a large number of cases in which the occupier pays the tithe rentcharge, or an equivalent of the tithe rentcharge.

39,116. I am now putting the ordinary case, and the ordinary case is that in which the owner pays the tithe rentcharge. That is the case supposed by the Act of 1891, because the Act of 1891 imposes upon the owner the obligation of paying the tithe, and the ordinary case now is that the rent includes the tithe, the owner paying the tithe?—We have no very distinct information as to how far the Act of 1891 has come into operation in that direction yet. Undoubtedly there are many more cases in which the occupier still pays the tithe rentcharge, or an equivalent to the tithe rentcharge, than might be imagined.

39,117. But still, the ordinary case now must be that the landlord pays the tithe; is that not so?—That is the normal condition contemplated by the Act.

39,118. And therefore I am taking an illustration from the normal condition?—As contemplated by the Act.

39,119. (*Viscount Cobham.*) Where the occupier pays the tithes, I suppose the Act of 1891 is hardly applicable?—The cases where the occupier pays the tithe ought to be a gradually diminishing number.

39,120. In those cases, at present, provided that the landowner gets any rent at all, this section would not apply?—No; because in arriving at the amount to be assessed under Schedule B., the rent paid to the landlord and the tithe rentcharge paid to the tithe-owner would be added together.

39,121. (*Chairman.*) I put an extreme case, where the tithepayer would get something, namely, where the tithe swallows up the whole rent in fact. Now supposing instead of the rent being 60*l.*, the rent is 90*l.*, the tithe being still 60*l.*——?—Would you say, to prevent any ambiguity on my part, not where the rent is so much, but where the land assessed under Schedule B. is so much? The difference is important.

39,122. Is the difference important?—I think so.

39,123. (*Mr. Everett.*) And Schedule B. should be the same as the rent where the landlord pays the tithe, should it not,—to get at Schedule B. you only add the tithe in cases where the tithe is paid in addition to the rent?—Yes; that is where there are two assements under Schedule A., where there is a value in addition to the value assessed on the landlord.

39,124. (*Chairman.*) The difference that you refer to is rather against the tithe payer, because it reduces the scale by which the reduction is made?—Quite so.

39,125. Supposing in this case that I have mentioned the rent is 90*l.* a year—that is, that 90*l.* a year is paid by the tenant, and the owner out of that has to pay 60*l.* a year in the shape of tithe, then he would go to the Income Tax Office, and he would find that the valuation of his land, instead of being 90*l.*, is probably only 70*l.*?—I do not believe that such a case as that exists.

39,126. What is the reduction made by the Income Tax Commissioners, to which you have adverted, when taking the valuation as compared with the rent?—The full annual value of the land is charged at a reduced rate; but the assessment in Schedule B. is the full annual value of the land, whether that annual value is paid in one sum to the landowner or in two sums, namely, one sum to the landowner, and one sum to the tithe owner.

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39,127. I have assumed the case in which the landlord pays the tithe, and of course there would be only one calculation there?—That is so.

39,128. Now I have assumed that the rent which the tenant pays to the landowner is 90*l.* a year, and that the tithe is 60*l.*?—And that the assessment under Schedule B. is 90*l.*?

39,129. Yes. In that case the tithe-payer would get nothing?—The tithe-payer would have to pay the 60*l.*

39,130. He would have to pay his full 60*l.*?—Yes.

39,131. And therefore he would get no relief at all?—No relief at all.

39,132. Then between those two limits, assuming the tithe is in all those cases 60*l.*, there would be a gradual fining off of cases in which the tithe-payer might get relief in the extreme case of 20*l.*, and at the lowest nothing?—Yes.

39,133. Then in order to get that small margin, which in some cases must be a very small one, because they must be very exceptional cases in which the rent is reduced under the actual tithe?—In some districts I am afraid that they are not so exceptional.

39,134. But still compared with the great bulk of cases it would be so?—Yes.

39,135. There are a great many cases where the rent is a few pounds above the tithe?—Yes, undoubtedly there are cases of that kind.

39,136. In those cases the relief would be extremely small?—Extremely small in those cases.

39,137. In order to get that relief the tithe-payer has got to go into the county court?—I think not.

39,138. Not necessarily?—Not necessarily.

39,139. Not unless he cannot come to an agreement with the tithe-owner?—If there is any dispute.

39,140. Have you not heard it stated as a fact that the tithe-owners, as a rule, decline to come to any arrangement, and that in order to get any relief at all the tithe-payer is compelled to go into the county court?—No, I have not heard that.

39,141. But still your evidence is that in point of fact the tithe-payer has not succeeded in many cases that you are aware of in getting any relief?—That is so. Undoubtedly the Act has not had that same operation which it was expected to have, and which in our opinion it ought to have.

39,142. Has it in your knowledge had any effect? Do you know of any cases where it has had effect?—Yes, there have undoubtedly been cases.

39,143. (*Viscount Cobham.*) Some may prefer voluntary arrangements?—I am myself disposed to think that the tithe-owner does not foolishly contest a claim and take it into the county court if the necessity for the relief is clear.

39,144. (*Mr. Dalton.*) Is the tithe-owner put to expense in going to the county court? He need not attend now, need he? Must not all the expense be incurred by the other side?—I suppose the county court judge might require the tithe-payer to state his case.

39,145. But he need not appear, need he?—I would simply say this, that I do not think the county court is the best tribunal for the matter, but I think it would be going too far to say that the tithe-owner resorts to the county court under any and every circumstance. I do not believe that he is so foolish as to do so.

39,146. But the initiative must rest with the man who wants to get relief?—The initiative of course must rest with him.

Assessment to income tax.

39,147. (*Mr. Little.*) On the point of assessment to income tax I should like to ask whether that assessment is not a difficulty in the way of obtaining relief; the assessment remains the same whether the rent collected is more or less, does it not?—Yes.

39,148. For instance, if 50 per cent. is given by the landlord off the rent the tenant may claim an abatement of the income tax on that account, but the assessment remains the same?—Yes; and I would say that in our opinion such reductions as that, assuming that their *bona fides* are clearly established, ought to be taken into account in arriving at the net annual value of the land to the landlord.

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39,149. The object being to ascertain the actual value of the land, the means taken to ascertain that value are hardly fair, because the assessment remains at a point which it is impossible to reach?—Yes, that is so, undoubtedly, in cases in which the assessment remains unaltered, and voluntary and *bonâ fide* remissions of rent are made.

39,150. Besides which there are a great number of assessments where the tenant has no interest whatever in seeing that it is kept down, as he pays no income tax?—If he is exempt of course he has no interest in keeping down the assessment.

39,151. Therefore in many cases the assessment might be considerably above the actual value?—I would say as to that, generally, that in our opinion two-thirds of the Schedule B. assessments is too high a figure, and that in a large number of cases it is in excess of the net annual value of the land to the landlord. We think that in fixing the proportion of two-thirds you ought to take into account the fact that you are taking a very high standard of valuation.

39,152. (*Mr. Dalton.*) Do these assessments get frequently altered?—I believe they do get frequently altered, but not so frequently as they ought to be altered if occupiers were alive to their own interests.

39,153. There is no systematic alteration of them?—Of course the alteration depends upon the initiative of the occupier.

Tithe Act of 1891.

39,154. (*Mr. Little.*) There is another point which now we are on this particular subject I might ask. Where an owner has several closes of land in a parish the tithe-owner has a remedy against all those closes for the tithe on any one where there is an apportioned tithe, has he not?—Yes, unless, of course, the tithe is separately apportioned to each.

39,155. Even where it is separately apportioned to each has not a tithe-owner this remedy, that supposing one piece of land does not yield the tithe another piece of land may?—Yes, I think that is so.

39,156. So that a landlord in appealing under this Act would have to bring into account before the county court judge all the tithes for which he is liable in the parish on lands in his own occupation, or in the occupation of the same person who occupies the land in question?—No, I think not.

39,157. Allow me to refer you to subsection 6 of section 8 of the Act of 1891: "Where it appears from any "award that a special apportionment has been made, in "pursuance of section 58 of the Tithe Act, 1836, whereby "tithe rentcharge has been charged specially upon certain "closes of land in different proportions and to the exclusion of certain of them, the court shall not grant a "remission under this section unless satisfied that the "applicant would have been entitled to such remission "if no such special apportionment had been made." That is the only exception to the case of the liability of the owner in respect of the whole of his land, is it not?—Yes; but I think the object of that was to prevent a positively unfair claim for relief on the part of the tithe-payer in a case where, for the convenience of the landowner, certain lands were not charged with tithe at all and other lands charged with a heavy tithe.

39,158. But that is the only clause in this Act which refers to case of field apportionment?—I think not.

39,159. Then the old law as to the liability of other pieces of land for the tithes upon one piece would remain. Under the Act of 1836 the tithe-owner could go upon any of the land of the owner's in his own occupation, or upon any lands belonging to the owner in the occupation of the same individual?—We have not heard any complaints of the operation of the Act in that respect. I think the object of the Act is quite clear, that a comparison is to be made between the tithe rentcharge and the Schedule B. assessment on the lands in respect of which it is payable, and if necessary, a separate valuation for the purposes of Schedule B. is to be made in order that that comparison may proceed. There is one point I should like to mention in connexion with the Act of 1891, and that is, that we have some reason to think that, owing to the manner in which the income tax, Schedule B., assessments are made the clause of the Tithe Act of 1891 is not so operative as it ought to be. We are now in communication with the Board of Inland Revenue as to whether it is legally correct for the Commissioners of Income Tax, in order to arrive at an assessment to Schedule B., to add the tithe to the Schedule A. assessment in respect of the rent, where there is a separate assessment on the tithe-owner, instead of making a separate valuation for assessment under Schedule B. Our view is that under the arrangement which seems to be in force the tithe rentcharge becomes, in some sense, a measure of itself; that you cannot get relief from the tithe rentcharge until you get Schedule B. assessment altered, and that you cannot get the Schedule B. assessment altered, because the tithe rentcharge is what it is. I only wish to say that the Board of Agriculture are in communication with the Board of Inland Revenue on the subject, with a view to see that convenience of practice should not over-ride the rights of tithe-payers.

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39,160. (*Chairman.*) Then the opinion of your department is, that instead of the proportion being two-thirds it should be something less?—What we think is, that the remission of tithe rentcharge might be very well allowed down to one-half of the assessment under Schedule B., having regard to the very high standard which Schedule B. may be said to represent. We also think that remissions of rent in respect of which income tax, Schedule B., is repaid, should be taken into account, subject to certain rights of appeal, even although the assessment remains unaltered.

39,161. (*Mr. Dalton.*) Irrecoverable rents as well as remissions?—Irrecoverable rents I would say also.

39,162. (*Viscount Cobham.*) That would reduce the tithe rentcharge to about 37 per cent. of the commuted value, would it not?—The tithe rentcharge for 1895 is about 73*l.* of the commuted value; but then we should say that the purchasing power of that 73*l.* is practically the same as the purchasing power of the 100*l.* was, and that the tithe-owner has, as a matter of fact, suffered very little, if any, reduction of the purchasing power of his rentcharge, and that the object of the fluctuation according to the price of corn, was merely to adjust the fluctuation in the standard of value—not that those fluctuations should in any way represent the increase or decrease in the value of the produce.

Septennial averages and tithe rentcharge.

39,163. (*Mr. Giffen.*) Was that quite so, according to the proceedings before the Tithe Acts?—I think so. I gather from the debates which took place prior to the commutation that the object of taking the septennial averages was simply to prevent the tithe rentcharge being worth more or less according to the fluctuations in the standard of value; much more ingenious arrangements would have had to be resorted to in order to meet the fluctuations in the value of the produce.

39,164. I speak from recollection merely, but I think that the matter was not very clearly explained, and that both ideas were somewhat mixed up in some way or other in the minds of those who promoted the tithe settlement?—I should scarcely agree with that. I think the tithe settlement of 1836 was based mainly upon the corn rents which had been previously in existence in a very large number of parishes; and it is quite clear that the corn rent was an invention directed to the removal of fluctuations in the value of the standard. There is an interesting statement in Blackstone to that effect, describing the views which Lord Burleigh and Sir Thomas Smith, who invented corn rents, had in their minds.

39,165. I am speaking just now of what actually took place in the Debates on the Tithe Settlement of 1836?—I have before me extracts from the speeches made by the responsible ministers at that time, and my impression distinctly is in reading those, that the object in view was merely to meet alterations in the value of money.

39,166. But it was also to be quite fair to the tithe-payer as well as to the tithe-receiver, was it not?—I cannot think that alterations in the value of the produce had anything to do with the arrangement made, because otherwise it was quite obvious that they were absolutely insufficient, and that they did not in any way meet the possible changes in cultivation which might reasonably have been expected.

39,167. It may be quite obvious, but was it not the case that people at that time had the idea that this was quite sufficient to meet the equity of the case of the tithe-payer?—I do not think so. I think the idea simply was to stereotype the tithes collected in the seven years prior to the commutation, and then to make such arrangements as would meet fluctuations in the standard. Lord Althorp in 1834, who was then Chancellor of the Exchequer, in moving a resolution on the question of Tithe Commutation, said that "fixing the payment upon the "principle of a corn rent is, in fact, making it an unvarying payment; that principle being applicable only to an "alteration in the value of money and not to an alteration "in the value of the land itself."

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39,168. Was it not the case—I am speaking from recollection, but I think it is important to have this upon the notes—that, when Joseph Hume, I think it was, suggested that in view of the repeal of the Corn Laws, the prices of produce might go down very much, and asked would the tithe-payer in that case be in a proper position, the answer was that by adjusting it according to the value of the produce that would be sufficiently provided for; and remarks of that kind were made in the course of the debate, but, perhaps you are not able to go into that question?—I can only say that I have carefully examined the debates, and that I do not arrive at that conclusion. As a matter of fact, the rentcharge was not fixed by reference to the diminishing value of the produce, but only in respect of the alterations in the value of three particular cereals. There were many other subjects of agricultural production at that time, and if the idea had been that it should fluctuate according to the price of the produce, other things would have had to be taken into account.

39,169. It is very natural to think so now, but was it not stated in the course of the debates, as a matter of fact, that this was providing for the fluctuations in the value of the produce?—I do not think any statement of that kind was made by any Minister in charge of the Bill; on the other hand many statements were made by Ministers in charge of the various Bills which were brought into Parliament between 1830 and 1836, which indicate that the whole object of the septennial average was to meet fluctuations in the standard of value, and as a matter of fact, the fluctuations of the prices of the three cereals have very closely followed the fluctuations in the prices of commodities taken as a whole. I have compared the figures given by Mr. Giffen in the memorandum which he has put before the Commission, as to the "Economist" and Sauerbeck's Index Numbers, with the similar figures in the case of the tithe rentcharges. I find that the tithe rentcharges have fallen in almost the same proportion—a little greater but not very much—as those Index Numbers.

39,170. (*Viscount Cobham.*) That would not apply to many things that the clergyman has to purchase, would it—labour, for instance?—I believe labour is not taken into account in these index numbers. That is rather a moot point.

39,171. (*Mr. Giffen.*) That is a little away from the point that I am rather pressing just now. I should like you to consider it again, because I had occasion some three or four years ago to read all these debates very carefully, and I came to the conclusion that the element of adjusting the thing equitably for the tithe-payer by making the tithe fluctuate according to the value of the produce was considered, and that that was a material point in settling the tithe rentcharge?—I can only say that I do not share that opinion. After all, we are not in possession of very complete reports of the debates, but I have several extracts here, which I could read if it is worth while.

39,172. It is impossible to prove a negative. If you say you have no recollection of any extracts justifying my view I do not see any necessity for reading extracts justifying the other side, which I do not dispute at all. I do not dispute that that element entered into it?—I do not recall any extract from the speeches of any responsible Minister which supports the view that the fluctuations according to the septennial averages were directed to fluctuations of the produce, and not to fluctuations in the standard of money.

39,173. You do not recall such an incident as that which I have mentioned when the suggestion was made that produce was going to fall?—No. I can only say that the best tradition in the office is that the fluctuations in the tithe were directed to fluctuations in the standard of money, and not to fluctuations in the produce, and that, as far as I have been able to read from the debates, that view is very fully supported by the declarations of the responsible Ministers at the time.

39,174. That view was, no doubt, stated in the course of the debates as well as the other view which I mentioned; but what I am asking now is whether you are quite sure that no other view also entered into the subject?—I do not believe that in framing the Bill the Ministry intended to meet fluctuations in the produce, nor do I believe they made any statements in the course of the debates which clearly show the opposite.

39,175. I do not think the point was quite clear; they thought that with this settlement they provided for the two things—the fluctuation in the value of money and the special fluctuation in the produce, which the tithe-payer would have to consider, and they did not always clearly distinguish between the two ideas?—I cannot think that Sir Robert Peel failed to distinguish very exactly between any two ideas.

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Corn rents.

39,176. (*Mr. Little.*) You said that the idea of taking wheat, barley, and oats, as the measure of the value of money was based upon the adoption of corn rents very generally in inclosures?—I think there can be no doubt about that.

39,177. Those corn rents were all wheat rents only, were they not?—Yes.

39,178. Except one?—Except one; I am aware that there was one——

Prices of wheat, barley, oats, and the tithe rentcharge.

39,179. On the eve of the commutation there was one where wheat, barley, and oats, were taken in equal proportions?—Yes, and I think the reason was that in taking the price of the three, you would get a better scale upon which to determine the value of the standard, than by taking a single article alone. Many economists have considered it necessary, in order to arrive at some measure of the standard of value to take a very large number of articles. I think the "Economist's" index number is based on some 30 different articles.

39,180. (*Mr. Dalton.*) If the tithe rentcharge was determined and these three articles were selected merely with regard to the value of money, and not with regard to the value of produce, then they only looked at one side of the question, and that was the side of the man who received the tithe. They tried to take care that he should receive the same as before; but they did not make any effort to secure that the burden on the land should be the same?—I think it was thought that the benefit conferred upon the landowner by the commutation was undoubted and likely to be generally operative. I do not think that the framers of the Bill thought that the commutation would act injuriously to the landowner.

39,181. (*Mr. Giffen.*) Were they not under the impression that agriculture was going to improve steadily from that point, and that probably the tithe rentcharge would be a diminishing proportion of the total produce?—I think that is so, because the Bill was mainly directed to the abolition of the growing tithe.

39,182. And that idea has not been confirmed as far as that is concerned?—They did not look far enough ahead.

39,183. Is it possible to look far enough ahead in these matters?—Some of us look farther than others.

39,184. (*Viscount Cobham.*) They looked ahead pretty accurately for something like 50 years, did they not; I think the average was about par for 50 years?—I think that the gold discoveries, which they could not possibly have anticipated, probably helped to realise their impressions.

39,185. I think the average has been about par?—Yes, over the whole period it is about 99*l.* 6*s.*

Purchasing power of the tithe rentcharge.

39,186. (*Mr. Giffen.*) With regard to your opinion that the purchasing power of the tithe rentcharge is pretty well the same now as it was when the thing was settled in 1836, would you say that that applied to all the expenditure of the landowner; is the purchasing power the same as far as payments for wages and things of that kind are concerned?—There can be no doubt, I think, that so far as labour goes the cost has risen, and to that extent the employer of labour does not receive the full benefit of the reduction in the general run of prices.

39,187. Does he receive any benefit at all if he has got most of his expenditure in the shape of wages?—I do not think most of his expenditure is in the shape of wages, but a considerable amount of his expenditure is in the shape of wages, of course. I cannot think that the tithe-owner is not substantially benefited by the reduction of prices shown by index numbers such as those to which I have referred.

Tithe Act of 1891.

39,188. (*Mr. Little.*) I gather from what you have stated to us in evidence that the Act of 1891, so far as regards relieving the landowners where the tithe is at present excessive, has almost altogether failed?—I think that is so, judging from the representations that we have received.

39,189. One reason is that the relief is only temporary is it not—that it is only for one year?—The relief is only for one year under the Act.

39,190. And that for the year that is past, and in respect of tithes which have already been paid?—In respect of tithe rentcharge which is claimed.

39,191. Would you think it desirable that power should be given to make a reduction for a longer period than one year?—Yes. I think that both the tithe-owner and tithe-payer ought to be empowered to enter into agreements without any more restrictions than would be

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applicable in the case of two business men meeting together to make a business arrangement.

39,192. Would you empower them, without the authority of the county court, to make an agreement?—I think that some arrangement would be necessary in order to ensure that such agreements were *bonâ fide*, and not made in respect of any other consideration.

39,193. (*Viscount Cobham.*) Would you permit an incumbent to bind his successor?—With the approval of a central authority, and after due notice to the bishop of the diocese. If it is established that such agreements would be for the benefit of the living I think that they might be made, and that they should be binding for a term of years.

39,194. (*Mr. Little.*) It might make a difference to a landlord and a prospective tenant in arriving at an agreement that some alteration of the tithe should be made for a period of years?—Yes, I can conceive of cases where such an agreement as that which the Commissioner has suggested would ensure the land being kept in cultivation.

39,195. And the tithe-owner would then get something, whereas in the case of the land not being kept in cultivation he would get nothing?—Yes; I think that the tithe-owner would benefit equally with the tithe-payer in cases where such an agreement was entered into; if he did not see his way to benefit of course he naturally would not enter into the agreement.

39,196. And to prevent collusion you would require the ratification of a bargain of that kind by some authority?—Yes, or otherwise part of the consideration might be an immediate money payment passing to the tithe-owner which would obviously not be for the permanent benefit of the tithe-owner.

39,197. But subject to that ratification you would allow an incumbent or a tithe-owner to bind his successors?—Yes, I would endeavour as far as possible to make the incumbent a free agent, subject to certain notices to the bishop (who may be said to represent the permanent interests of the living), and subject to the consent of the central authority.

39,198. Then I understand that you think reducing the tithe to two-thirds of the gross annual value is not a sufficient reduction to induce the landlord to keep the land in cultivation?—I think that to take the proportion of two-thirds of the Schedule B. assessment is insufficient to induce a landlord to keep land in cultivation. I think that when so high a standard as the Schedule B. assessment is taken less than two-thirds ought to be taken as the proportion in order to arrive at the net annual value of the land to the landowner.

39,199. Under Schedule B. the landlord would have to bear his income tax, and his repairs, and his insurance—he gets no allowance for them?—That is so. I should hesitate to say with regard to the necessary outgoings that the difference between the gross and net values exceeds one-third in every case; but a deduction of one-third from the Schedule B. assessment is, I think, insufficient to arrive at the net annual value of the land.

39,200. You are aware, I presume, that where special apportionments of the tithe rentcharge were made under the original Act, no land could be charged with more than one-third of its value?—That is so.

39,201. The inference being that the tithe ought in no case to exceed one third the value?—I do not think that that is an unfair inference to draw by any means, but the object of the framers of that clause was probably that there should always be full security for the rentcharge.

39,202. In this case, under the present Act of 1891, the tithe-owner may actually recover the whole value?—That is so in extremely unfortunate cases.

39,203. In an extreme case?—Yes.

Altered apportionments.

39,203*a*. With regard to the altered apportionments, do you think that those are generally and universally applied for where there is a division of lands?—I think that the cost and trouble of applying for altered apportionments often leads to the maintenance of the charge in its present form, when really there ought to be a further apportionment.

39,204. When an estate is divided where there has been no field apportionment, and by consent the tithe is apportioned at the time of the sale, such an apportionment would have no validity against the tithe-owner?—Such an apportionment would be, of course, purely informal and invalid, and we should have no knowledge of it.

39,205. The tithe-owner would not lose his right as against the other portions of the land?—No, that is so.

39,206. And that might produce a complication in the case of an application under this Act, might it not? Suppose there had been no ratified apportionment of the charge, then the tithe-owner might say: "But you have "taken this as part of a larger proportion, upon which the "tithe was so much"?—Yes, he might do so, but no cases of that kind have been brought to my knowledge.

39,207. But it is a possible difficulty which may be in the minds of land owners who have not applied for relief?—That may be so.

39,208. There being also the possibility that the question may be raised of other lands under the clause that I mentioned to you before?—Yes.

39,209. When one piece of land has been charged with the whole tithe for two pieces, the tithe-owner can say: "You must bring the whole property into account before "you can claim any relief"?—Yes; I think, though, that the difficulties arising under those heads are probably comparatively small and infrequent as compared with the difficulties of greater magnitude which I have pointed out.

39,210. You have pointed out all the difficulties which have been distinctly brought under the notice of your department by your inspectors?—Yes. The two great difficulties are, undoubtedly, the necessity for the rectification of the Schedule B. assessments and the high proportion taken in order to give the right to relief under the Act.

39,211. (*Viscount Cobham.*) The applications for altered apportionments have mostly come from the railways, have they not?—In very many cases the applications come from the railway companies; probably in the majority of cases.

Legislation in respect to redemption.

39,212. With regard to the subject of redemption, could you give us a sketch of the legislation which has taken place in regard to it?—Yes; certain powers of redemption before apportionment were contained in the Tithe Acts of 1846 and 1860, and under these powers a sum of about 667*l.* of rentcharge has been redeemed, but as practically all parochial apportionments have been completed, redemption of unapportioned rentcharge may be said to be at an end. Under the Tithe Act of 1878 another step forward was taken. That Act, commonly called Cubitt's Act, imposes an obligation on persons taking land for certain public purposes to redeem any tithe rentcharge thereon on payment of a sum equal to 25 times the rentcharge.

39,213. Is that obligation enforceable; do you know as a matter of fact whether it is invariably done?—I believe it is not invariably done. I should be inclined to think very much on account of ignorance of the requirement, and it is no one's particular duty to see that the obligation is fulfilled.

39,214. Is there no penalty attaching to the non-performance?—There is no penalty attaching to the non-performance of the obligation. Ther., under section 3 of the same Act, the Board may order the redemption of rentcharges not exceeding 20*s.* on the application either of the landowner or the tithe-owner on the same terms as in the previous case; but in practice I may say that redemption in such cases is not ordered except on the application of the tithe-payer, on account of the expense and hardship which would frequently be entailed upon him. At a very early period after the passing of the Act the then Land Commission came to the conclusion that it would be inflicting a hardship upon the tithe-payer to compel him to redeem these small rentcharges on the terms fixed in the Act.

39,215. The terms being 25 times the apportioned value—the commuted value?—The terms being 25 times the commuted value.

39,216. And the expenses?—Yes.

39,217. (*Mr. Little.*) Is that 20*s.* on a particular close of a particular property?—It is each rentcharge as apportioned.

39,218. But suppose a man had a number of fields on each of which the rentcharge is under 20*s.*?—I think that Cubitt's Act would apply in such a case, and that it is not necessary to bring together the charges belonging to the same owner. So long as the rentcharge is under 20*s.* that is all that the Act looks to.

39,219. That might have a very large application?—It might, of course, have a very large application if the Board were willing so to administer the Act as to make redemption compulsory on the tithe-payer.

39,220. (*Viscount Cobham.*) Have any applications been made with regard to agricultural land under that section; does it not mostly apply in the case of small tithe rentcharges in towns?—That is so, but I am under the im-

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pression that cases have arisen in which applications have been made by the owners of agricultural land. But the Board's practice is that which I have indicated.

39,221. As to the payment of expenses, who are they borne by—the applicant? or are the costs divided between the tithe-payer and the tithe-owner?—The cost is included in the redemption money.

39,222. And paid by the applicant?—And paid by the person redeeming—not necessarily by the applicant.

Cubitt's Act.

39,223–5. Even if a tithe-owner has been the applicant?—Yes. Under section 4 of Cubitt's Act redemption of rentcharges exceeding 20s. may be ordered by the Board on the joint application of the tithe-owner and the landowner, subject to certain consents, the terms of redemption being again 25 times the rentcharge.

39,226. As to the operation of that section has there been much done?—Very little, indeed; scarcely anything.

39,227–8. The difficulty under section 4 would of course be that no tithe-payer would give 25 times the value of the commuted tithe rentcharge?—Yes, I think that is one of the difficulties, for he is paying a very high price for his tithe, and he is not, under existing circumstances, in a position to pay that high price.

39,229. It would be a good deal more than 30 years' purchase of the actual tithe that he pays?—It would be a good deal more. It would be between 34 and 35 years purchase. Under section 5 of the same Act, and also under section 32 of the Act of 1860, the Board may order redemption on the application either of the tithe-owner or any individual landowner whenever lands are "divided for "building or other purposes into numerous plots, and it "shall appear . . . . . that no further apportionment "[illegible] can conveniently be made." Some amount of work takes place under that section. The work is of an intricate and expensive character, and as compared with the whole amount of rentcharge the amount redeemed under that provision is very small indeed.

39,230. Is the work diminishing under section 5?—I think there has been a tendency towards the increase of work under section 5. We had about a year ago to add another clerk to the tithe branch, and my impression is that the work is increasing.

39,231. It varies with the amount of land that is being covered by buildings, I suppose?—I should hardly say that; there is some connexion between the two.

39,232. It has very little bearing upon agriculture?—It has very little bearing upon agriculture.

39,233. (*Mr. Channing.*) Is the operation of it chiefly confined to London and some large towns?—It is confined principally to the suburbs of growing towns.

39,234. (*Mr. Dalton.*) It would depend very much upon whether the landowner had forgotten to redeem the tithe before he built upon the land, I should think; he would redeem the tithe far more easily before he built upon the land if he was a large owner, because he would have saved all these very heavy expenses of apportioning it afterwards?—Yes, if he were a prudent landowner.

39,235. (*Mr. Channing.*) Is it happening in the neighbourhood around market towns in agricultural districts?—No, I think not, not to any extent, because in those cases there is very little extension, indeed, of building operations.

39,236. (*Viscount Cobham.*) I think we had better confine ourselves as much as possible to the subject of redemption as applicable to agricultural land. Now will you take the various schemes which have been suggested at one time and another, so far as regards a general scheme of redemption?—Yes. For some years past schemes for the general redemption of the tithe have been put forward, and I have endeavoured to bring together the leading outlines of those schemes. The first scheme to which I may call the attention of the Commissioners is the scheme under the Irish Church Act of 1869. In that case the Irish Church Commissioners were empowered to give 22½ years' purchase for the tithes, and the landowner was allowed to pay the redemption by instalments of 4*l.* 9*s.* per cent. for 52 years with a deduction for poor rates. The landowner under this arrangement will pay about 87*l.* 12*s.* per cent. for 52 years, when the land will become free. This arrangement was comparatively easy, because on the disestablishment of the Irish Church, the Government became the owners of the tithe, subject to the provisions of the Act.

Scheme of redemption.

39,237. Sir James Caird in 1881, I think, formulated a scheme?—Yes. In 1881 he published a scheme for redemption of tithe rentcharges, the value of which was then 107*l.* 2*s.* 10¾*d.* for every 100*l.* of rentcharge. The suggestion was that the Government should take over the tithe rentcharges and collect them, and that 75*l.* out of every 100*l.* should be paid to the tithe-owner, the remaining 25*l.* being invested at 3 per cent. so as to realise 100,000,000*l.* at the end of 47 years, when the property would be free, and there would be capital enough to continue the payment of the 75*l.* in perpetuity. We apprehend that the tithe-owner would not at that time have been willing to accept so little as 75 per cent., although the value of the rentcharge is now less than that. On the other hand, the Government would have been unable to invest the 25 per cent. of the rentcharge at 3 per cent., and would have had to provide for the cost of collection. The landowner would at once have been benefited by the reduction of the rentcharge to its par value, and its eventual cessation altogether.

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39,238. (*Mr. Little.*) Was that intended as a mere average, or was it intended that the 75*l.* should be applied in all cases?—I believe that Sir James Caird, in common with others who have proposed what I may call outline schemes, assumed a figure for the purposes of discussion; but I should agree that, although it may be convenient to speak of an average, to attempt to apply it in practice if one were preparing a scheme of redemption which was to come into actual operation, would be an impossibility. The result would be, if one were to take the fixed figure of 75*l.*, that you would very considerably overpay in some cases, and underpay in other cases; there would be great dissatisfaction on the part of some tithe-owners, and on the other hand some tithe-owners would get too much.

39,239. (*Viscount Cobham.*) In those calculations I think he reckoned upon a fall in the price of tithe rentcharge, did he not?—Yes, he evidently anticipated a fall in the tithe rentcharge; and I think he must in taking this figure of 75*l.* have had in view the fact that it was convenient in thinking out these things to take an average, but that it would be necessary to have much more elasticity in any actual scheme.

39,240. Did anything come of that suggestion?—No, I think not. I think Sir James Caird simply put it forward in order to give some idea of how redemption might be effected if it were considered by Parliament desirable to do anything on a large scale.

39,241. I think he gave evidence about it before a Commission, did he not?—I am not sure of that, but, at that time redemption was very much in the air; there had been two or three very bad years—1879 and 1880—and it was one of the subjects very much talked about. I think as a matter of fact this particular scheme was put forward in an article in some periodical.

Extraordinary Tithe Redemption Act of 1886.

39,242. In 1886 the Extraordinary Tithe Redemption Act was passed?—Yes; in that case the object which the Act had in view was redemption, and very full instructions were given as to the means by which redemption was to be effected. The Land Commissioners were instructed to ascertain the capital value of the rentcharge in the manner directed by the Act, and the rentcharge itself was calculated at the rate of 4 per cent. on that capital value, and the landowners were to be allowed to redeem on payment of the capital value at any time when they pleased, but as a matter of fact the redemptions which have taken place have been very few in number, although it might have been thought that an interest of 4 per cent. would have been sufficient to have induced landowners to invest their moneys by redeeming the rentcharge.

39,243. They cannot in any other way escape the rentcharge?—They cannot in any other way escape it, and I would say that that Act is of importance in the present connexion because it gave directions as to the mode in which the capital value of a charge should be ascertained.

39,244. It gave the Commissioners a free hand in arriving at that?—It gave them a free hand, and yet it indicated the points to which their attention should be directed. There is a distinct indication in the Act as to the broad lines upon which the Commissioners were to proceed.

39,245. (*Mr. Dalton.*) The result was that it practicaliy reduced the annual charge, did it not, to one half, taking the total?—Yes; there was a very considerable reduction in the amount of extraordinary rentcharge, but the condition of feeling on both sides was very strong at the time, and the tithe-owners thought it better to accept this reduced rentcharge from year to year rather than attempt to enforce the extraordinary tithe rentcharge to which they were entitled under the law as it stood previously to 1886.

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39,246 (*Viscount Cobham.*) You would not say that the net payment to the tithe-owners was reduced by one half, would you?—There is a Parliamentary return, but I should like to verify the fact before admitting it.

39,247. Of course in return they had a certainty, that is to say, no matter whether the hops were cultivated or not the charge remained?—According to this return the gross amount of the extraordinary charge at the date of the Act was 42,991*l.*; the certified capital value was 518,000*l.*; and the resulting 4 per cent. rentcharge 20,732*l.* I think it may be said that the tithe-owner had come to the conclusion that it would be better that he should have that 20,000*l.* under the new arrangement safe, than that he should have the larger sum under the old arrangement.

39,248. As a matter of fact the commutation was effected with very little friction?—The commutation was effected with extraordinary little friction. It was proved to be much less difficult than might have been supposed.

39,249. (*Mr. Little.*) But it is an extremely different case to the ordinary tithe, where there is no power for the tithe-payer to extinguish the tithe?—The position, of course, of the ordinary tithe rentcharge is quite different.

Capital value of the tithe rentcharge.

39,250. No parity?—No. The capital value of a fluctuating and variable charge had to be ascertained, and the great interest of this Act is in this, I take it: that if it were possible for the Land Commissioners to arrive at the capital value of the extraordinary tithe rent charge, it would be still easier for them to arrive at the capital value of the ordinary tithe rentcharge.

39,251. (*Mr. Dalton.*) And if you arrived at the capital value of the rentcharge where it bears so high a proportion to the rent, and you gave the tithe-owner a fixed percentage upon that, as you did in the Extraordinary Tithe Rentcharge Act, the result would be a very material lowering of the tithe rentcharge, I suppose?—No doubt; but on the other hand, the position of the two differs so considerably, that the owner of the ordinary tithe rentcharge would be much less willing to acquiesce in an arrangement of the kind than was the owner of the extraordinary tithe rentcharge.

39,252. In the cases where it bears this high proportion to the value of the land, the cases to which that section 8 of the Act of 1891 applies?—Of course it is difficult to estimate the force of public opinion, but I am inclined to think that the owners of ordinary tithe rentcharge would not be willing to acquiesce in the capitalisation of their charge on these terms, in the same way that the owners of the extraordinary tithe rentcharge were willing to acquiesce in them.

39,253. Not if you take the extreme cases and confine the proposal to them. (*Viscount Cobham.*) The reason being in the case of the extraordinary tithe rentcharge the charge was an extinguishable one if the cultivation of hops ceased, and in the case of the ordinary tithe rentcharge it has to be paid unless the land goes out of cultivation?—That, of course, is what may happen; the landowner is able now to say that he will not continue to cultivate the land; that is what happened in the case of the extraordinary tithe rentcharge; but I do not think the owner of the ordinary tithe rentcharge, even in these extreme cases, would accept, without a very great deal of opposition, a similar proposal to that contained in the Extraordinary Tithe Redemption Act of 1886. I do not think he would feel that there is the same necessity for him to do so.

Mr. Ryde's scheme of redemption.

39,254. Then there was Mr. Ryde's scheme of 1886?—Mr. Ryde, in 1886, proposed a scheme by which the Government were to take over the rentcharges, the landowners paying them, less rates and taxes, for 47 years. Ecclesiastical tithe-owners were to receive 28½ years' purchase, and lay tithe-owners 20 years' purchase of the net value of the rentcharges, by means of the creation of a 3 per cent. stock, the interest and sinking fund of which was to be provided by the tithe rentcharges paid by the landowners. The scheme was criticised on the ground that the tithe-owners would suffer a loss of income, that the distinction between clerical and lay tithe-owners would not be acceptable to Parliament, and that the creation of stock was unnecessary.

39,255. (*Mr. Little.*) He proposed another scheme later; would it be as well to take that now? He had to abandon the scheme which you have just described?—I think Mr. Ryde never admitted himself that he had abandoned the scheme of 1886; but anyhow in 1889 he proposed a new scheme to meet what he said were the altered circumstances which had arisen since 1886. In 1889 he proposed to give the tithe-owner a new rentcharge for 100 years of 45*l.* for every 100*l.* of commuted tithe rentcharge, and to allow landowners to redeem the new charge on payment of 25 years' purchase of the net annual value of the commuted charge in the case of clerical titheowners, and 17½ years' purchase in the case of lay titheowners, less the amount to which a sinking fund to be provided out of the new rentcharge had accumulated. Small sums, not exceeding 3*l.* of rentcharge, were to be redeemed at once. This proposal did not meet with much favour. The distinction drawn between lay and clerical tithe-owners was again objected to, and the vicar of Yalding expressed the opinion that the relief to the landowner was the equivalent of great loss to the tithe-owner. He thought the Government should take over the whole tithe rentcharge, placing 2,000*l.* in respect of each 100*l.* of rentcharge in the hands of some central body to be invested at 3½ per cent. to produce 64*l.* a year for the tithe-owner, and collecting 50*l.* a year from the landowner as a land tax for ever. In the same debate the Rev. Canon Jeffreys proposed that the tithe-owners should be allowed 20 years' purchase of the commuted rentcharge, and that the landowners wishing to redeem should pay something over 86*l.* per cent., which he calculated would enable the land to be freed at the end of 50 years.

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39,256. (*Viscount Cobham.*) Those schemes would all place a heavier burden upon the landowners' shoulders, than they bear at present; is that not so?—Not all of them. In the case of the scheme suggested by the Vicar of Yalding, the landowner would have paid only 50*l.* a year, but of course the difference would have fallen to be paid by the Government. Practically the Vicar of Yalding, as I understand his scheme, would have given the tithe-owner a very reasonable sum, he would have required the landowner to pay a still lower sum, and the difference between the two would, I gather, fall to be provided by the State.

Schemes of redemption.

39,257. (*Mr. Dalton.*) In all these cases they are skeleton schemes, are they not, and you would really need to ascertain the value of the tithe in each parish?—I can only suppose, speaking from the point of view of practical administration, that they must be skeleton schemes. I do not think that any responsible Government would propose a scheme framed on these very broad lines. I think it is impossible to say that the tithe rentcharge in some of the districts in Essex should be purchased either by the landowner, or by the Government at the same number of years' purchase as tithe rentcharges which are well secured and easily collectable.

39,258. It would also depend upon the rates payable upon the tithe rentcharge, the net value of it, the cost of collection and so on?—It would depend upon the rates payable; it would depend upon the land tax; and it would depend upon the cost of collection. A great many things would have to be taken into account.

39,259. And you would find no two parishes in which it was of quite the same value?—There are no two parishes in which the tithe rentcharge can be of quite the same value; and that is shown by the figures which were given to the Royal Commission on the Redemption of Tithe Rentcharge, with regard to the actual price realised for tithe rentcharge in the open market. Each case should be judged by itself in order to arrive at the capital value of the rentcharge.

Tithe rentcharge Bill of 1887.

39,260. (*Viscount Cobham.*) In some cases it is paid half yearly by cheque with absolute certainty, and in other cases it has to be collected at a cost of at least ten per cent. or more?—Yes. That is a distinction which it seems to me must necessarily be borne in mind, when you come to capitalise the rentcharge, but it is a distinction which the law, as it stands, does not take into account; there is no elasticity under the law as it stands. In 1887, Lord Salisbury proposed in the Tithe Rentcharge Bill of that year that land should be discharged from liability to tithe rentcharge on payment by any person of a sum of money equal to twenty times the amount of the charge as fixed in the apportionment. The Bill was subsequently amended so as to make the money to be paid such sum, not being less than twenty times the rentcharge, as the Land Commissioners might approve, after giving certain notices. Provision was at the same time made for the redemption of ecclesiastical rentcharges by the payment of an annuity of such an amount and for such a term of years as might be agreed upon by the Ecclesiastical Commissioners. There was also inserted a provision for the compulsory redemption of small ecclesiastical rentcharges, on the application of the tithe owner, for 21 years' purchase of the commuted tithe, or an annuity for 52 years at the rate of 36*s.* for every 2*l.* of rentcharge. Later on, this provision was extended to lands divided or about to be divided into numerous plots, and it was made incumbent on the owner of all such lands to redeem. In 1888, Mr. Jeffreys, M.P., proposed that tithe rentcharges should

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be redeemed at 20 years' purchase of the par value, the State to provide the money for the purpose and the landowner to pay 77*l.* 14*s.* 7*d.* for 50 years, of which 60*l.* would go to the tithe-owner, the balance being set aside as a sinking fund.

39,261. Was that framed upon Sir James Caird's scheme?—Yes, practically it is the same scheme, with the variation naturally suggested by the altered circumstances. In 1890 Mr. Jeffreys again proposed a scheme by which the landowner was to pay 68*l.* 5*s.* and a sinking fund of about 9*l.*, making a total of something over 78*l.*, and a sum of 1,950*l.* was to be paid to the owner of the tithe rentcharge. In 1890 under Sir Michael Hicks Beach's Bill the Board of Agriculture might order the redemption of rentcharges not exceeding 20*s.* at such a price as they might fix, having regard to certain matters specified in the Bill. Where the rentcharge exceeded 20*s.*, a similar order might be made on the joint application of both tithe-payer and tithe-owner, the price to be paid to be that named in the application or any larger price agreed to by the landowner. In the case of clerical rentcharges, the redemption moneys might be paid by an annuity for 50 years at the rate of 4½ per cent. per annum, and the Ecclesiastical Commissioners were to pay the tithe-owner at the rate of 3½ per cent. and to accumulate the balance as a sinking fund. The Bill also contained provisions as to the redemption of rentcharges on land divided for building or other purposes.

39,262. Until the Bill of 1891 neither that nor any other Bill became law?—Neither that nor any other Bill. The Government after the introduction of the Bill, which did not meet with very much favour, proposed the appointment of a Royal Commission, and the Report of that Royal Commission was presented in the early part of 1892, and is based, of course, on evidence which those Commissioners received.

Redemption of tithe rentcharge.

39,263. What are the provisions regarding redemption in the Bill of 1891?—There were no provisions as to redemption in the Bill of 1891; it was in connexion with the Bill of 1891 that the Commission was appointed. After the Bill of 1890 the Government decided to separate the subjects and to deal with the subject of recovery in a Bill which they introduced and carried in 1891, and with the subject of redemption by reference to a Royal Commission which reported in the early part of 1892.

39,264. Then it may be said that Parliament has done nothing to modify or extend the practice of redemption, at all events since Cubitt's Act of 1878?—No, there has been practically no legislative action as regards redemption since Cubitt's Act.

39,265. As regards agricultural land there is no practical redemption of tithe rentcharge proceeding, is there?—As regards agricultural land it may be said that there is practically no redemption proceeding.

39,266. Have your Board any views on the subject which you would like to put before us?—Of course the Board recognise the great difficulty of framing any hard and fast scheme, such as any of those which I have described, which would everywhere be satisfactory. They think that the circumstances are so different that it would be absolutely necessary to take into account the particular facts in each particular district. Some of those facts, such as the cost of collection, the land tax, and the amount of the rates, I have already referred to. Then, of course, the Board recognise that the landowners do not care to pay more than the capital value of the tithe rentcharge, and, on the other hand, that the tithe-owners as a rule have no wish to be paid off, because they could not invest the money to yield them anything like the same income which they now receive. So that you are face to face with the cardinal difficulty, that the landowners are in many cases unable to provide capital moneys and that they certainly would be unwilling, either by way of annuity or by way of a lump sum, to pay anything more than the present capital value; whilst on the other side, the tithe-owner really does not want to redeem at all. He is like a person who is deriving a satisfactory income from an investment the market value of which has depreciated; he does not wish to sell his stock, and he is fairly satisfied with his income, hoping, and in the case of the tithe rentcharge, not unnaturally, that he will still continue to receive it.

39,267. The redemption money of clerical tithe rentcharges always has to be paid to Queen Anne's Bounty Office, I believe?—The redemption money has to be paid to Queen Anne's Bounty Office, who invest it——

39,268. In consols?—Not necessarily, I think, in consols, but they do invest it, and appropriate the proceeds for the benefit of the living.

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39,269. (*Mr. Little.*) Has not the tithe-owner got at his back to stiffen him in his demand a conviction that a great many people look upon tithe as a public property? People who have no love for the tithe-owner still do not wish the tithe to be frittered away?—I think the tithe-owner naturally bears in mind that fact, and also that the landowner is certainly not unwilling to pay to the tithe-owner that which is properly his due.

39,270. (*Mr. Dalton.*) There is also the uncertainty, is there not, as to whether the tithe rentcharge will in future fall or rise; does that not make a difficulty in redeeming it? Does not the tithe-owner hope that it will rise and the landowner anticipate that it will fall still further than it stands at present?—I have no doubt that that is the case; but, on the other hand, I think the predominating view in the mind of the tithe-owner is that, whatever happens, he is not likely to get anything like so good an income from an investment of the redemption moneys as he now obtains, even in the present position of agriculture, from the tithe rentcharge itself.

39,271. But the landowner would also think that the longer he puts off redemption the cheaper he may buy it if the tithe falls?—Yes, I have no doubt that he would hesitate to buy in what he may consider to be a falling market.

39,272. (*Viscount Cobham.*) Do I rightly gather that at the present time you think that no satisfactory and comprehensive scheme for the redemption of the tithe rentcharge has much chance of passing into law?—If I were responsible for making proposals on the subject I should suggest that further elasticity should be given as regards the terms on which redemption should be effected, that special effort should be made to get rid of small tithe rentcharges, or of tithe rentcharges on subdivided building land, and also that some attempt should be made to cheapen the process of redemption. The two things which seem to me to be in urgent need of achievement are elasticity and cheapness.

Expenses of redemption.

39,273. But the expense of the process would not be considerable, would it, when you are dealing with considerable tracts of land?—That would be so with regard to large tithe rentcharges, but with regard to the redemptions that we do undertake, which, I admit, are nearly all confined to cases arising under section 5 of Cubitt's Act, the expenses are very heavy, and I think must necessarily be heavy. My impression is that if it were possible to obtain slight modifications of our powers, we might cheapen the process of redemption, in the first place by utilising the Ordnance Survey for the local work, and in the second place by collecting redemption money from the central office. I find that taking the redemptions on the average of the last three years the present cost of redemption is about 30 per cent. of the redemption money, and although we do not see our way to bring that cost down to much less than perhaps 20 or 22 per cent., I think we might at any rate save 8 per cent. of the redemption moneys if it were possible to induce Parliament to pass a measure enabling us to do that. But it is just one of those measures which would have very little prospect of passing through the House of Commons, I am afraid. Then we should certainly propose, in the event of any legislation on the subject, that greater elasticity should be given as between the tithe-owner and the landowner. We should allow them to come to terms, subject of course to proper guardianship of the inheritance, so as not to let a tenant for life, which the incumbent of a benefice practically is, in any way impair the permanent interest of the living; but subject to a proper guardianship of the inheritance we should endeavour to give tithe-owners and landowners facilities for coming to terms, and for making their own bargains, according to the different circumstances of each case. At the present moment redemption is only possible on a hard and fast line of 25 years' purchase of the apportioned charge.

39,274. Would you apply very much the same procedure as is adopted in the Glebe Lands Act?—Yes; I think the Glebe Lands Act has worked well in a large number of cases, and I should be disposed to give similar freedom, both to the tithe-owner and to the tithe-payer, with, as I say, proper security for safeguarding the inheritance.

Rent and tithe rentcharge.

39,275. (*Mr. Dalton.*) It is one great hardship to the owner of land that he has to pay the tithe whether he receives the rent or not?—Yes, I think it is, where the landowner has made every effort to recover the rent of the land and is unable to do so. Of course the tithe-owner would say: "If I had been in possession of the land I should have recovered the rent"; and probably you would have to prevent anything like negligence or indifference on

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the part of the landowner from prejudicing the tithe-owner. But assuming that the landowner has done all in his power to recover the rent, and has failed, I think a certain hardship does arise as regards the payment of tithe; but of course that hardship might arise as regards mortgage interest or any other charge upon the land.

39,276. Do you see any practical way of meeting that difficulty?—I think that if the Inland Revenue are satisfied that the rent is irrecoverable and abandon the Income Tax, in that case there would be ground for the remission of the tithe.

39,277. In all cases, or merely in the cases that come under section 8 of the Tithe Act, 1891?—Only in the cases which come under section 8 of the Act of 1891. Where the amount on which Income Tax is actually paid, taking into account irrecoverable rents and voluntary remissions of rents, is not one-third more than the tithe rentcharge, then relief should be given.

39,278. How would you exactly work it in for that section; the tithe is paid earlier than the rent, is it not; as a matter of practice the rent is generally allowed to be considerably in arrear?—Yes, I should think the landowner usually pays the tithe rentcharge before he receives his rent.

39,279. Before he is asked even for a remission of his rent?—Yes.

39,280. How do you provide for that difficulty?—I do not think there ought to be any very great difficulty. It might give rise on the part of the landowner to a claim for repayment of the tithe rentcharge, which might be made either in cash by the tithe-owner or by way of reduction from the next year's tithe.

39,281. But as section 8 at present stands, it is not in any way retrospective, it is only when a sum is claimed on account of the tithe rentcharge, and the court are satisfied as to certain things; then they may remit a certain proportion of that tithe rentcharge which is then claimed. Would you make it retrospective, so that if they had paid the tithe they shall get it back again if it is too much, or must it be taken into account at the next payment of the tithe?—That would be a matter for consideration. I should like carefully to examine the section in that respect. I can conceive of no really serious practical difficulty in the settlement of it. What we mean is that assuming that the condition of a landowner as regards rents be so-and-so in one particular year, then that for one year there should be relief from tithe; whether in the following year or the preceding year seems to me to be indifferent; it is simply a matter of account.

39,282. (*Viscount Cobham.*) Do you mean that where a landowner has taken an improvident or unskilful tenant which has resulted in the rent being lost, the tithe-owner should share in that loss?—I think you may say, as a rule, that the landowner will endeavour to secure as good a tenant as he can. But I am not taking the actual profits, I am simply looking at the effect of his operations upon the income tax assessments. If the State, for the purposes of taxation, allow a man relief from income-tax on the ground that rents are irrecoverable, or have been *bonâ fide* remitted, then where the tithe rentcharge approaches very closely the net value of the land, I think those remissions and irrecoverable rents should be taken into account. I am of course assuming that the principle to be adopted is the principle underlying section 8 of the Act of 1891, and I am simply proposing a wider and broader application of that principle.

39,283. (*Mr. Dalton.*) I think you said you did not think the county court was altogether a satisfactory tribunal, could you suggest any other?—I should have thought that the Board of Agriculture would be perfectly able to deal with these things. They are accustomed to issue orders in regard to tithe matters, and I can conceive of no reason why they should not issue these orders. I think that would be better than taking persons into a court against which there is always a certain amount of prejudice.

39,284. The expenses might be reduced too, I suppose?—That would depend very much upon the Treasury. It would be for the Treasury to say whether the business should be performed gratuitously or whether fees should be charged. Fees are charged for a great deal of the business that falls within the land division of which I am speaking.

39,285. It would not be necessary for the applicant to employ a solicitor, would it?—I do not think it should be, I think it would be quite easy, at any rate it ought to be quite easy, to ascertain the Income Tax B assessment from the proper tax officers, and to ascertain the rentcharge, either from the apportionment or from the information of the tithe-owner. I cannot anticipate that there is any serious difficulty in the matter.

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39,286. And, therefore, there would be a saving in substituting the Board of Agriculture for the county court in that section?—Assuming that the Treasury were willing that the business should be done without the payment of fees.

Land out of cultivation and tithe rentcharge.

39,287. Do you know of any cases where the land has actually gone out of cultivation owing to the tithe rentcharge being very high?—No, I do not.

39,288. Do you know of any cases where it has been in danger of going out of cultivation?—I think it must always be in danger of going out of cultivation when the landowner has to pay away anything like the whole of his net income to the tithe-owner. The object of the Act of 1891 was avowedly to prevent land from going out of cultivation, but I cannot say that I know of any concrete cases.

39,289. In such a case as that, the tithe is more mischievous than an ordinary mortgage, is it not?—If land is mortgaged and the mortgagee forecloses it is freed from the mortgage; but there are no means at present whereby the land can possibly be freed from the tithe rentcharge except by redemption at a price which at present, at any rate, is altogether out of the question?—I take it that the landowner might surrender the land to the tithe-owner, and say, "Take the land and get what you can out of it."

39,290. What would happen then—the tithe-owner could not sell it—the tithe-owner could not extinguish the rentcharge?—I have a reference here to a case, an isolated case, of a large farm on the Berkshire Downs which had previously actually been seized for the non-payment of tithe rentcharge.

39,291. (*Mr. Little.*) Before the commutation?—Quite recently.

39,292. (*Mr. Dalton.*) We had evidence before the Tithe Commission of cases where the tithe owners had entered into possession, but I think they had to keep an account?—Yes.

39,293. Do you not think that to meet those cases it is desirable to ascertain what the capital value of the tithe is, so that you might sell the land and pay the capital value, so far as the purchase money will go, to the tithe-owner, and then start afresh?—In the case you put, I think the suggestion that I have made, that there should be elasticity in adjusting the terms of the redemption, would meet the difficulty, that the tithe-owner would come to terms with the landowner, and that the result would be the redemption of the tithe rentcharge on equitable terms. The tithe-owner does not want to be burdened with the possession of the land if he can help it.

Tithe and rental value of land.

39,294. Are there no cases where the tithe is now equal to the rental value of the land?—I should think there are cases.

39,295. And some where it is over?—I should think there are some cases where it is over.

39,296. Then what interest has the landowner in redeeming in that case; his interest has practically disappeared?—On the other hand the tithe-owner might not wish to force matters to extremities any more than a mortgagee may be anxious to enter into possession of the land. I think a tithe-owner would very often be less anxious to enter into possession of the land, but at any rate he has a charge on the land which is in excess of its annual value.

39,297. Still where land is mortgaged beyond its value the remedy comes by the land being sold and changing hands, and being let go free from the mortgage?—Not always; there are many mortgages which remain in existence for a very long time after the value of the property has become less than the mortgage.

39,298. Still in a considerable number of cases that remedy is applied?—Mortgagees are very often most reluctant to foreclose.

39,299. Yes; if they do not think they will get the value, and it is not a good time for selling; still a great number of mortgagees have foreclosed?—That is so, of course.

39,300. Then the land starts free, and will be cultivated if it is worth anything?—That is so.

39,301. But it is a great disadvantage in the tithe that when it is equal to, or even exceeds, the value of the land there are no means of getting rid of it in the open market by selling the land, and so letting it start free?—I think if

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landowners and tithe-owners were free to do one of two things, either to agree to a reduced rentcharge for a term of years in accordance with the plan which has been previously considered to-day, or if they were free to come to terms as regards the redemption of the rentcharge, then that deadlock would be removed, and my own opinion is that neither tithe-owner nor landowner would be very unreasonable in a case such as that which the Commissioner puts, and terms would be come to. I hesitate to think that compulsion is necessary. I think that if you had a free agent on both sides, if you had a free tithe-owner and free landowner, then if they were sensible men they would come to terms.

39,302. (*Viscount Cobham.*) Do you not think that if the landowner could redeem so as to bring him in 3 per cent., a considerable number of the more wealthy owners would be glad to redeem and relieve their property?—I do not think that landowners are, as a rule, able to do so or that they are very much inclined to do so. We have the experience of the Extraordinary Tithe Redemption Act. There must be many wealthy landowners in the districts subject to that charge, yet they seem to be unwilling to redeem though they could secure 4 per cent. And in a very considerable number of cases landowners are quite unable to find the money.

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39,303. (*Mr. Dalton.*) How did you arrive at the capital value of the tithe rentcharge under the Act of 1886?—The Commissioners were required to take into consideration the net annual value of the charge after allowing for expenses of collection, and they were also required to take into account very many other circumstances which might affect the value of the charge. Then the Commissioners were to determine and certify under their seal the capital value of the charge, and before doing that they had the advantage of the information obtained by Inspectors or Assistant Commissioners, who visited the parish, and held an inquiry at which all the parties concerned were heard.

39,304. When they had got the net value, what number of years' purchase did they take? Did they take it on the 4 per cent. table, or the 5 per cent., or the 6 per cent. table?—They took varying numbers of years' purchases according to circumstances. I have now to hand various memoranda and tables which I promised to submit to the Commission in connection with my previous evidence. (*See* Appendices A. XX., XXI., XXII.)

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

(*For witness's further evidence see page* 318.)

Seventy-Third Day.

Friday, 8th February 1895.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. T. Crawford, Esq., Alan Mackinnon, Esq., } *Assistant Secretaries.*

Mr. Herman Biddell called and examined.

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39,305. (*Chairman.*) You are land agent residing at Playford, near Ipswich?—Yes.

39,306. And you have farmed from 100 to 600 acres from the years 1853 to 1892?—Yes.

39,307. Have you been in connexion with Mr. William Biddell, of Lavenham Hall during that time?—Yes.

39,308. He was one of the oldest and most extensive land agents and valuers in the county, I believe?—Yes.

39,309. Have you an intimate knowledge of all parts of Suffolk?—Yes, I think of all parts.

Effects of depression: (a) on large landowners;

39,310. Will you first describe the effects of the depression upon the larger owners of property?—They are very much reduced in income, and many of them are not residing on their estates; and that, of course, has a very ill effect just round where their mansion was. If the estates are unencumbered, no jointures to pay out of them, they have simply a reduced income; but where a large estate has jointures to pay out of it, and mortgages, the owner is not in the position of what we call a landowner at all now. He goes abroad and lets his mansion and the shooting.

39,311. What size do you consider the largest estates?—From 3,000 to 10,000 acres, but we would hardly call an owner of 3,000 acres a large owner, perhaps.

39,312. Are the mansions generally let or not?—They are let where they can let them with the shooting; but you can hardly let a mansion unless there is shooting with it, unless it is close by a town.

39,313. Where the shooting is let, do you find that generally a bad feeling grows up between the shooting tenant and the farming tenant?—I should not like to say generally, but I know of a good many cases where there has been friction between the farm tenants and the shooting tenant. The shooting tenant comes down for a day or two, he spends no money, and he does not reside in the mansion, except just for the fortnight he is shooting, and the tradesmen and people complain of it very much.

(b) on small owners;

39,314. Then with regard to the smaller owners of land, how are they affected?—They are worse off; that is to say, most of the small owners are, if they are entirely dependent upon it. I should say that some of the large owners in our county own large town properties, and the town properties keep the country properties going, and they are enabled to meet their tenants. There are a good many in that position; I know several estates in Suffolk that are so situated, and outwardly there is no sign of depression at all; they have met their tenants well; they have good cottages, and altogether they are in a good state, because they make their town properties keep their country properties going. But the small owner has very seldom anything of that sort.

(c) on occupying owners.

39,315. Coming to a still smaller class, that of the occupying owners, men who own and occupy their own land, what is their position?—If they have nothing more than the land they own they are simply reduced to poverty; that is to say, they have got the tenant's losses as well as the landlord's losses.

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39,316. Are there many persons of that class in your county?—Yes, I think so. I know a good many.

39,317. What size holdings would they have?—They would perhaps own from 200 to 500 acres, or something like that.

39,318. They belong rather to the yeoman class than to the occupying peasant class?—Yes, they are men who were left pretty well off with 500 acres of land of their own at one time, but the depression has robbed them of all rent, and if they occupy it they have had the tenant's losses too.

39,319. Are there cases of still smaller owners and occupiers?—Such men as those who own from 30 to 50 acres have very seldom bought an estate and paid for it right out. They have, most of all, had to raise the money by mortgaging. There are very few men who have bought such a thing as from 30 to 50 acres and paid for it right down and had no more. They either owned other property or they were little men that borrowed so much money to pay for their estates.

39,320. Are there many such cases?—Yes, I think there are a good many of those.

39,321. I mean are there many small owners of from 30 to 50 acres who cultivate their own land in your district?—I should not say many. I do not think we could apply that to them. I know instances of some, but I should not say there were many that were of just that class.

Large and small farmers compared.

39,322. Now coming to the larger farmers, do you think that they have stood the depression best?—Yes.

39,323. Have they generally capital beyond that engaged on the farm?—Yes, the larger farmers, I think, mostly had capital elsewhere.

39,324. And the medium and small holders; how do they stand?—They are badly off. The medium or small holders are the men that put their all into their farming business when they went into business, and some even borrowed money to do that, but perhaps not very many.

39,325. They have nothing else but their farms?—If they had all their capital invested in the farms they occupied, those men are mostly gone. They have had to come to a composition, or something of that kind.

32,326. Then in the case of the small holders, those under 50 acres, have they generally some other occupation?—Yes, most all of them are carriers, or perhaps little pig dealers and poultry dealers, and do a little carting for other people. Some of them have kept going, but it has not been the land that has kept them going. They have had to keep their farms by what they have done outside their farming occupation.

Agricultural labourers. Wages.

39,327. Then with regard to the agricultural labourer?—The agricultural labour who is in work has nothing to complain of now, but there are a great many out of work. I think a few years ago—we will say three years—before wages were dropped materially, the labouring man was better off than I ever knew him in my life, but the wages have been considerably reduced these last two or three years.

39,328. When did the reduction begin?—The reduction did not begin so soon as the prices fell. They kept on the same wages, we will say, from 11*s.* or 12*s.* a week, which was about the average, for a good while, even when wheat got down to 30*s.* a quarter; there were a good many paying 12*s.* then, but they were paying the money out of their own pockets; they were not paying it out of the profits the farm yielded, I think.

39,329. When did the great rise of wages take place; was it in 1873?—I should think they were higher then than at any time, but they got up gradually, you know; the price of produce did not increase, but the labourers were paid more than they used to be.

39,330. When did the rise occur?—I should think from the year 1860 to the year 1875, roughly speaking.

39,331. Have the wages gone back to what they were before they rose, or not?—Yes, they have quite gone back to that in the worst districts.

39,332. In the worst districts?—That is to say, where it is purely arable land.

39,333. But in other parts of the country?—Yes, I should say the farmers are paying, say, 11*s.* a week or 10*s.* a week, or about what they were paying in 1860, I should think.

39,334. Then the labourers still get the advantage of the low prices?—Those that are employed.

39,335. (*Mr. Lambert.*) What were the wages when you think the labourers were better off than at any other time?—About 12*s.* a week—say four years ago.

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39,336. Would that include any privileges?—No, that was the nominal day wages; then at harvest the man would earn quite double wages for five weeks; then in haysel he would have overtime, or at least he would be paid something extra.

39,337. How much would he get weekly, including all this?—I think in the case of a man having 12*s.* a week nominal wages, if you were to go through the books, you would find it amount to 14*s.* 6*d.* or 15*s.*—at least 14*s.* a week. Twelve shillings a week would represent 14*s.* a week in the year.

39,338. How much would he get now?—I do not know, there is very little.

39,339. How much have the wages gone down?—The harvest last year was very much reduced in some places, but the harvest wages of 1893 I think were not reduced at all.

39,340. Could you give us an estimate of how much the wages have gone down from the 14*s.* 6*d.* a week—how much they are now?—They have gone down 3*s.* to 4*s.* I think there is less extra wages earned now in proportion to the day wages than there were when wages were high.

39,341. Would you say that 11*s.* per week would represent the average earnings of a labourer at this moment, that that is the average wage that would be paid to him?—Yes, if you exclude harvest.

39,342. How much if you exclude harvest?—You may say about double wages—that would be about 1*s.* a week spreading it over the year; he would earn 50*s.* more in harvest than his wages would have come to, so you may put that at 1*s.* a week, or something like that. The drop in wages since the good time to now has been from 3*s.* to 4*s.* a week.

39,343. You said 14*s.* 6*d.* with the harvest wages, and then 11*s.* without the harvest wages?—I beg your pardon; when I said the 14*s.* 6*d.* it would not include the harvest wages. I meant taking his overtime, but not the harvest. I think they would have amounted to 14*s.* 6*d.* without the extra money that he would have earned during the harvest.

39,344. (*Chairman.*) Then what it means is this, that at the best of times the average wage throughout the year, taking into account harvest work, was from 15*s.* to 16*s.* a week?—Yes, I should think so.

39,345. It is now reduced about 3*s.*, and has come to from 12*s.* to 13*s.*?—From 3*s.* to 4*s.* a week, I would say that I think it was reduced.

39,346. Therefore it is now from 12*s.* to 13*s.* a week if you include the harvest work. Then at the present time is there a great want of work?—Great want of money to pay them. There is no want of work, but there are a great many men out of employ. There is as much work to be done as ever there was. There is a great deal left undone that should be done, and, if the farmers had the money to pay, would be done. But the men who are out of employ make no impression; they are young men and some go for soldiers, and some go into the police, and most of them live at home in the parents' house and earn up to 2*s.* and 3*s.* a week at extra work, droving on the market days, or at occasional jobs; but flour is very cheap, and they do not go into the union. So those men out of work do not appear at all, but they are out of work; you see them standing about.

39,347. Has that been exaggerated, or is it purely due to the bad weather of the last five weeks?—No, I would call that a temporary cause. I am not speaking of that; I am speaking of directly after harvest last year and all the autumn.

Condition of Suffolk land.

39,348. Is the land in Suffolk getting into a bad state?—Very bad indeed, and it gets worse every year. I think it will take a great deal to restore the county of Suffolk to the cleanliness and the fertility that it was in the year 1874.

Bad seasons.

39,349. Has your district suffered during the last three years from bad seasons?—The harvest in 1893 was a very bad harvest. This last year there were heavy crops grown, but the heavier the crops the worse the quality, with barley at any rate, and they did not come to much.

39,350. Had you not a bad season in 1892—a wet season?—I cannot call to mind exactly what 1892 was.

39,351. In 1893 you had a severe drought, and the result was a very bad harvest?—Very, indeed.

39,352. In 1894 you had abundant crops, but of very poor quality?—Exactly so.

39,353. Therefore you had two bad seasons practically?—Two very bad seasons I should call them.

39,354. (*Mr. Little.*) Are you speaking of the whole of Suffolk or of a particular neighbourhood when you say 1893 was a very bad harvest?—I do not think in any part of Suffolk they had good crops in 1893.

Tenure.

39,355. (*Chairman.*) Are there any long leases now held by the tenants?—No, I do not think any tenant within the last four or five years has hired a farm for a long lease; I have not met with any.

39,356. Used there to be leases taken in your county or not?—No, I think there are a good many farming with a two years' notice to leave.

39,357. Generally on a yearly tenancy with two years' notice?—Yes, with almost unrestricted cultivation till the last two years or one year.

39,358. And during the last two years or one year?—Then they are obliged to leave it in the four-course shift, so that some one coming in would know what he was going to take.

Dairy farming.

39,359. Has dairy farming been substituted largely for arable farming?—You can only do dairy farming with a certain quantity of pasture, and near the towns there is a good deal of pasture which has been laid down and farmed well for cows. Cow farms are more in demand than anything else, and they are very much reduced in value.

39,360. Has dairy farming increased very much in the county?—I should think it has.

39,361. You think it has?—I am quite sure of it; very much within this last 10 years.

39,362. (*Mr. Channing.*) As much as in Essex?—I do not know the county of Essex, except what I read about it.

Beetroot cultivation.

39,363. (*Chairman.*) Have you tried the beetroot in your district?—Only in the neighbourhood of Lavenham. Mr. William Biddell I think used to take 700*l.* or 800*l.* a year for roots grown on the farm—sugar beet. There were several others who did a good business in that. That was when the growth of corn was encouraged very much more than it is now. I am inclined to think that if we could have sugar factories started we should have a great many avail themselves of the growth of beet, but I am inclined to think that the reason why the great factory at Lavenham was closed was because there was not sugar enough perhaps in the beet grown in this climate to pay for the manufacture. I think that was the reason; it certainly was not because farmers would not grow the beet.

39,364. That was from want of sun, I suppose?—I do not know; but I know one of the most intelligent men who had been in that sugar business a good many years—Mr. Duncan—tried it with unlimited capital, and he gave it up, and it was not because he could not get supplied, because there were people ready to grow the beet.

39,365. (*Mr. Chaplin.*) Is it not because of the sugar bounties?—My suggestion was that the beet did not produce sugar enough to pay for production. Of course if the price of sugar had been higher it might have paid.

Effect of the depression on rural tradesmen.

39,366. (*Chairman.*) Then generally speaking has the rural population other than that of the agricultural population suffered?—The tradesmen of all sorts, the wheelwrights especially, and the blacksmiths, who used to keep the farming rolling stock, have suffered very much. I think the agricultural implements are getting down dreadfully in the county of Suffolk. Where a man used to keep his waggons well up, his wheels and all his harrows in a good condition, and keep a good rolling stock, they are simply left now to get run down; and if you go to a sale now the implements are in a marked degree worse than they were 15 or 20 years ago.

Low prices.

39,367. Now coming to the causes, what in your opinion are the causes?—There is only one cause, I think, and that is the low price of produce. What has produced that is another thing, but I know that is the cause of the depression.

Importation of flour.

39,368. Then what remedy do you suggest?—I think one thing we have greatly to complain of, that is that the American or the foreigner is allowed to send in flour, and if you calculate the amount of flour sent into this country from America, you will see what we lose in the offal. Almost one-third of the produce that made up that flour should have come over here in offal and bran; we are deprived of that offal and bran that that flour was accompanied by when it was grown. If the wheat is imported whole, I believe it would come over just the same; I do not believe we should have a hundredweight less food imported into the country, but we should have an immense quantity of offal to feed with. I was farming in the years 1848, 1849, 1850, 1851, and 1852. I then bought bran, better bran than you can buy on the market now, because the milling trade had not got to the perfection of taking all the flour out—I could then buy bran at less than you can buy it now, and the price of wheat was nearly double as much. So that will tell you that we are now getting the flour, but we are deprived of the offal that we used to have for feeding stock. If we could keep the barley trade going, if we could only be certain of something like 30*s.* or 32*s.* a quarter for barley, the land that is now going out of cultivation would not go out of cultivation. I should like to see the duty taken off tea and put on all barley at the port, and all matter that was brewed from.

Duty on barley.

39,369. Is there much consumption of cheap barley in your district?—They are forced to it, but this year there is really more feeding barley than can be fed with. People are selling it; what is to be done with it—I suppose it is distilled—they do not know. There was one very large farmer near Bury St. Edmunds that offered all the growth of his barley this year at 12*s.* a quarter.

39,370. (*Viscount Cobham.*) It was a good deal damaged, I suppose?—It went down; it was the effect of the bad season, I admit; it went down in the straw and it only came to a poor sample.

39,371. (*Chairman.*) Then you have suffered a great deal this year from the inferior quality?—Yes, very much this year, so far as the barley goes, but there is nothing to complain of in the quality of wheat.

39,372. Barley is the staple product of the best land in Suffolk?—Very much so; if we could get a good price for barley, I would say we might almost do without an enhanced price of wheat which you may take at 8*s.* or 9*s.* a comb, that is to say, 16*s.* or 18*s.* a quarter. I will not be quite confident about that, but the growth of barley on all heavy land in Suffolk is very much what the farmers' pockets are filled from. We should of course have more acres of barley if it was at a good price, and less of wheat.

Cost of production.

39,373. Has the cost of production increased in your district?—The tradesmen's bills are not reduced at all. We pay more now I think for shoeing, and quite as much for plough irons, and the blacksmiths' bills, and the tradesmen's bills, as we used to do, when we give any employment; but there is much less employment given in that way; I do not know that it has increased at all. The labouring man when wages were high, had the thing in his own hands; that is to say, when the wages were high and labour scarce he would only work the number of hours he liked in the day, and he was very much averse to "taken" work. Now of course men that are glad to work, take it at a less price and get a little money in that way.

Rates.

39,374. Then with regard to rates?—I am inclined to think, with the exception of the imposed rates lately, like the school rate, we will say, which was quite a new thing within my experience, the rates are much the same as they were.

39,375. Do you mean the same rate in the £?—No, I am speaking of the payments, I was going to make this observation before the Union Chargeability Act was passed where the assessment of the farms only affected the individual farmers in a parish, there were a great many farms under-assessed, very much below their renting value. Then when the Union Chargeablity Act threw the mischief of the thing on to the whole union, they then assessed the farms at more near what they were let at, and therefore though the rate in the £ is no more now the assessment is greater and we are paying quite as much, if not more than we were.

39,376. (*Mr. Dalton.*) How far back are you speaking of?—The Union Chargeabilty Act must have been passed about 20 years ago I should think—I do not know just exactly.

39,377. (*Mr Chaplin.*) In 1865?—That is 30 years; then it is much more than I thought it was.

39,378. (*Chairman.*) That was followed by the raising of the assessments?—It was. It did not come at once, but they were gradually raised.

39,379. As compared with say 20 years ago the assessments have not been raised I suppose?—Yes, they have been gradually raised, till these great drops in rent came.

39,380. What is your union?—Woodbridge; there are just 52 parishes; it is a large union, I have been guardian something like 33 years, so I know something of it.

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39,381. I see there has been a great reduction of the assessment of land in Woodbridge Union according to the return we have had?—There seems to have been.

39,382. There assessment on land has been reduced from 92,000*l.* to 69,000*l.*—just about 25 per cent.?—Yes, lately.

39,383. Therefore the assessment has been reduced in proportion to the reductions of rent, I suppose?—Not quite, for we have one instance in the county of Suffolk that is likely to come before the public in a more emphasized form. A farm was let at 90*l.*, I think that was the letting value; it was up, or, at least, it was advertised month after month, and at last a tenant gave 90*l.* for it. I do not how many acres there were, but that was assessed at 160*l.* He appealed to the assessment committee and they refused to reduce it; he took the case to the quarter sessions and they would not alter it; and so that farm now stands at a rate of something like 160*l.* a year, and the utmost they could make of that farm was 90*l.* a year. Now, I think, they are going to bring that to a higher court. That is an instance of how the assessment committees are holding out, but I believe since that has got abroad and much talked about a good many of the assessment committees are reducing assessments to something near the rent. I do not know why they should be more than the rent at all.

39,384. In this case you say the quarter sessions refused to reduce it?—They refused the appeal in fact.

39,385. Do you know on what general ground the assessment was maintained?—The chairman of that assessment committee was at the meeting of the East Suffolk Chamber of Agriculture, and it was put to him there, but he very rightly observed that he had no business to give the reasons at our chamber that were given on the consideration at the quarter sessions. But at the same time they gave no reason, and I think they ought to have given a reason.

39,386. Was it maintained at the same kind of rate as the adjoining farms, was that the form?—No, it was not, because they had not been re-let, and if people please to give a certain rent for a farm, they must consider it worth what they give, and it should be rated accordingly.

39,387. Is it your view then that it should be the actual rent that is given, that that should be the sole test?—Yes.

39,388. And that there should be no consideration of the general value of land adjoining or in the neighbourhood?—I suppose that was so. The general rent paid appears to be more than the worth of the farm, because that was one put up for letting and no one would hire it, except at a very low figure.

39,389. Although the land has been considerably reduced in value, I observe that the assessment on railways has been largely increased?—It ought to have been.

39,390. It has gone from 500*l.* a year up to 10,000*l.* a year?—It was time, because a good deal of the railways that went through Suffolk with deep cuttings and deep embankments were only assessed at about feeding value or very little more. It was quite time that they should be altered when they were altered.

39,391. I only note the fact?—It is so, and that was the reason.

39,392. It is an interesting fact; in fact, your union is an interesting one altogether in that respect. Although the rate of the assessment on land has gone down 25 per cent., the assessment on houses has risen from 32,000*l.* to 59,000*l.*, and the assessment on railways from 500*l.* to 10,000*l.*?—Yes.

39,393. The general result is that the assessment has been increased from 120,000*l.* to 141,000*l.* since 1870?—More than that; the increase has been very much later than 1870. The increase in the assessment of the railway property took place very much since 1870.

39,394. (*Viscount Cobham.*) Have there been any new railways made since 1880?—No, we have had no new railways made for 20 years in Suffolk, I think.

39,395. (*Chairman.*) I am comparing the year 1870 with the year 1894; in that period the total assessment of the union has increased from 126,000*l.* to 141,000*l.*, although the assessment upon lands has been reduced from 92,000*l.* to 69,000*l.*?—I think that rise in the assessment of the railway company would have taken place very much less than 24 years ago.

39,396. Do I understand you that the rate in the pound has remained about the same?—Perhaps a little less.

39,397. Perhaps a little less?—Yes, I think less; but the assessment was larger, so that there was not that reduction that the alteration of the money in the pound would represent.

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39,398. But still, comparing 1870 with the present year, the farmers appear to have had the benefit of a reduction in the assessments?—Yes.

39,399. If the rate in the pound was also reduced they must have benefitted also in that way?—Yes; but the reduction of the assessment has gone on gradually, that is to say, lately the assessments have been reduced very much.

39,400. Then quite lately the farmers have had the benefit of that?—Yes, and the farmers so far have had the benefit of taking the highways into the county council and of the grant we have from the Government there.

39,401. What are the average rates in your district now?—I cannot tell you.

39,402. You cannot say?—No; I cannot.

39,403. Are there many school boards in your district?—Yes.

39,404. In purely rural districts?—There are a good many voluntary schools.

39,405. What does the school board rate generally come to in your district?—I should think about 9*d.* in the £.

39,406. Should you say that the other rates are 1*s.* 6*d.*?—They are more than that in the £, taking the surveyors rates.

39,407. You cannot say what?—I should think 2*s.* 3*d.* to 2*s.* 6*d.*

Tenure.

39,408. Is there any complaint made in your district of the system of tenure?—The tenants have got it all their own way, if there is, for we are not very nice, neither land agents nor owners, what the system of tenure is, if they have any appearance of paying the rent. They may cultivate as they like and have the shooting, or do anything, provided they leave it at the last year so that somebody else will have it. We are too glad to hear of somebody that will hire some land. We are not so nice upon the terms.

39,409. You have heard no complaint upon the subject of tenure?—Not in the county of Suffolk at all.

Judicial rents.

39,410. Have there been any resolutions of farmers' associations in favour of judicial rents?—Not in the county of Suffolk. I hear something of it in the Adelphi, at the Central Chamber of Agriculture from the west of England, but we do not understand it. I never heard it asked for in the county of Suffolk for many years.

39,411. Never heard it asked for?—I have not heard it asked for for many years. I do not know what it was many years ago.

39,412. (*Mr. Lambert.*) Many years ago; was there a demand for it then?—Not very loud. In my neighbourhood there was a very good feeling between the landlord and tenant when prices were remunerative. As to the game question, people hired game farms and the hares ate up the crops; but I have known this all my life, for I shot on the estate for many years, that on the side that was most afflicted with game there was the least change in tenants; but they were allowed liberally for it, I think.

Unlet farms.

39,413. (*Chairman.*) Are there many farms unoccupied in your district?—A good many are unoccupied by tenants, but they are farmed by the landlord.

39,414. A good many are farmed by the landlord?—Yes; those that have got any money to farm with at all.

39,415. Is there much difficulty in finding tenants?—A great deal; there is one estate near me where I happen to know—I think I am right—there are five farms that would average nearly 1,000 acres each, and they are all in the landlord's hands. 20 years ago, as a land agent, I could have brought him a tenant for every farm in a month for those five farms, and they would have stocked, every acre of them, 20 years ago.

39,416. Is that partly on account of the size of the farms—that it is difficult to find farmers with capital enough?—It is this: that those that have got capital enough to farm 1,000 acres of land are very careful of putting it into farming at all.

39,417. Is there a greater ease in finding tenants for small farms?—Yes, I think so; but this land that I am speaking of is sheep land—you would not farm it in small lots. Now this land, very much of it, is land that is laid down to grass; we call it laid down to grass, but it is

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simply not ploughed, and the herbage is indigenous to the soil; then the sheep run over it.

The Agricultural Holdings Act.

39,418. Then with regard to the Agricultural Holdings Act, have you any observations to make about it?—Very few indeed are under it, I think that all made their own bargains, and I think both landlords and tenants have backed out of it. I believe what is said is that the tenant says: "I dare not commit myself to the Agricultural "Holdings Act, because if I do, I shall be obliged to "conform to the landlord's part of it," and he is just as much afraid of what the landlord would charge him with, as the landlord is afraid of what the tenant's bill would be.

Substituted agreements.

39,419. (*Mr. Channing.*) Are the agreements that are substituted for it generally considered fair?—Yes; now the tenant can make them fair at any rate; but I never heard much complaint in the county of Suffolk about the neccessity for an Agricultural Holdings Act.

39,420. (*Chairman.*) When a claim is made under the Act has the landlord then a right to make a counterclaim for dilapidations?—I do not know what the interpretation of the words of the Act strictly are, but I have never had a case (and I have been a land agent in all parts of Suffolk) where we were under the Agricultural Holdings Act.

39,421. Never had a case?—No, never; and never had a case where the tenant asked to be thrown back on it.

39,422. Do all cases that have occurred in your county come under a custom or an agreement?—Under an agreement which very much is interpreted by custom.

Counterclaims.

39,423. Then, in those cases do you find that the landlord makes a counterclaim for dilapidations?—Yes; the valuer who represents the incoming tenant virtually represents the landlord, and if he was obliged to repair certain parts of the buildings and pay the half labour, which was the usual condition, he would be called upon to pay the sum that would repair it under that proportion; that would be one case of dilapidation.

39,424. That would be under a special term of the agreement?—It would be the general term of the agreement. Most all agreements would be that the landlord does the repairs—finds all the material—but the tenant pays half the labour. That would apply to gates and all rails in the fences of the farms, and stiles, and so on.

39,425. Then according to your account the proceedings generally are outside the Act, under agreement or under custom?—Yes, under agreement, and if the particular point is not included in the agreement it is settled by the two valuers employed.

Restrictions.

39,426. Have the restrictions to a large extent disappeared from the agricultural agreements now?—Yes, I think tenants very much are allowed to sell straw and sell hay, and do what they did not use to do, provided the last year they do not sell hay, or do not sell straw, or do not cultivate more than a half in corn, and so on. It is simply done so that the incoming tenant has straw and has a fair quantity of land coming for corn. What is best for the tenant I would say is best for the landlord if a man hires it for any length of time, but there are a great many farms now in good condition in the county of Suffolk that when they are to let are hired by people who have an idea of farming them for some years and then giving them up in a worse condition.

Ground game.

39,427. What has happened under the Ground Game Act in your neighbourhood?—I do not think the Ground Game Act has had much effect at all. It strikes me that if we had had wheat making 45*s.* a quarter we should have had as many complaints as ever we had, because the landlord would simply say, "You understand I am going to "keep hares here; if you do not like it you will have "notice to quit," and he would hire the land accordingly; but now, when the tenant can go and find a farm where he likes, he is enabled to say he is not going to have the hares. The tenant can say he will go somewhere else; and so I think the landlord drops his love of hares. I do not know that the Ground Game Act has anything to do with it.

Low prices.

39,428. Your main hope for a remedy is better prices, I suppose?—The entire hope. There are alleviations, but nothing that I have heard pointed out as an alleviation would keep a great deal of land in Suffolk in cultivation at all. We must have better prices.

State loans.

39,429. Then with regard to the proposals for State loans what have you to say?—I know some land in the county of Suffolk that was drained many years ago. The Government supplied the money, and it was to be paid off in so many years; that entailed such an increase of rent that no landlord now would dare to borrow money to increase the charges on his land at any price; he would not entertain the idea.

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Tithe.

39,430. Then with regard to the reduction of the burdens on land?—I think one cause we have for complaint, and the only cause against the Tithe Act, is this: that when the Tithe Act was passed every provision was made to get a fair average price of the corn grown, but since so much has been used on the farmers' own premises the worst kind of corn has never come into the market at all, so that we do not now get a fair average of the price of corn. I think that we have to complain of that, but it is now more a landlord's question, and I do not think the tenant farmer is concerned with it.

39,431. It does not affect the tenant farmers?—No, not now at all, and only to that extent did it ever affect the tenant farmer, because he took the consideration of what the tithe average was into account when he hired the farm, and he made provision accordingly in the bargain.

Butter factories.

39,432. Do you think anything is to be done in the direction of butter factories, so as to get a uniform produce?—Yes, the complaint is that we cannot make butter to sell in London as the foreign butter is sold, that no merchant in London can secure a supply worth taking into consideration at all. While each individual farmer makes his own butter he has to sell it in small quantities, and you cannot get it twice alike; the farmers do not make it alike; no merchant in London will come and buy it, so it will have to be sold in a kind of local retail trade; but if we can secure butter factories by having them in certain centres, and the butter companies would send round and fetch the milk, and would apportion the returns according to the milk produced, I think something might be done. A farmer only keeping 8 to 10 cows cannot profitably send the milk in the morning to a station unless it is quite close by, and therefore that stops the milk trade, and the milk trade is better than the dairying at any time. I have kept from 30 to 40 cows nearly 40 years. I know something about the retail trade and something about the making of butter, but even the quantity I produce could only be disposed of to local buyers.

39,433. (*Mr. Channing.*) Have you been able to start any combination in that direction?—There is nobody who has got any money to start it with. If the Government or somebody would start a factory in one district we could see then whether it would do anything. The *sine qua non* would be that the farmer had not to send his milk. The milk from 10 farms could be collected at a quarter the price that it could be from one farm. I think there might be something done in that way.

Fruit culture

39,434. (*Chairman.*) Then with regard to fruit culture, do you think anything is to be done in your district?—You could not start fruit growing at a time when all the farmers are nearly ruined. I must say I have offered when I was agent for a large estate in Suffolk, on a farm we could not let, to make a large orchard. The tenant had already got one orchard. He said to me, "What is the "use? I have had some man here from the town about "these apples, and have been offered 3*s.* a sack this "year." He would not hear of my planting trees for the orchard. I do not think there is much to be done in that direction.

Co-operation.

39,435. With regard to co-operation in buying, do you think there is anything to be done there?—Yes, I think, if we had a market in London for the sale of our butter, and so on, paying a man a salary that would make it worth while for him to do his best, with no ulterior object of getting the trade into his own hands, we could do something; but you no sooner start even a milk trade in a town but what your agent, as soon as he has got a good trade, says: "Now I think I will take the business myself;" and you have no protection against it. There is a great deal of difficulty in that. But still if one could have an honest agent in London to dispose of the produce and a week before he could know what each farmer could send up, I think something might be done even with that. The middlemen do not say anything about profit, but if you send a small quantity up, and trust even a first class agent in London, you are sometimes lucky if you get your baskets or your sacks back, to say nothing about the profits.

Importation of flour.

39,436. (*Mr. Everett.*) In regard to the offal question in the importation of flour, do you not think it would be the case that most Suffolk farmers sell more bran on the back of the wheat than they buy?—They ought to buy very much more than they sell, whether they do or not. If we get it over from abroad they ought to buy very much more than they sell, and would. I tried to lay my hands on the amount of flour imported just to see what it was,

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but I have not been able to do so. I cannot but think on the broad question that as we get so much flour sent over, and as all the offal which belongs to that flour is kept on the other side of the Atlantic, it must be bad for the farmer.

39,437. My point is this: do you not think that the average Suffolk farmer sells in the form of whole wheat that he grows, more offal than he buys back as offal?—Yes, it is so.

39,438. He sells more?—Yes, but simply because the price is an artificial price of what he would otherwise buy. If it was a natural price, and we had all the offal from the wheat, he would have it, because it would come at a price that he could buy it at. I was in business farming in 1848 and 1850, and I bought bran then—as good bran as was taken—at 4*l.* a ton, and even at less than 4*l.* You have to give them the same price now, and wheat is only half the price. I tell you at once we do not get the offal we ought to have.

39,439. If, as I believe, the average Suffolk farmer along with the flour in the wheat that he grows sells offal in larger quantity than he buys, then he is interested in a high price for offal, because surely a high price for offal enables the merchant, or the miller who buys his wheat, to give more for the wheat than he would be able to give if he could only make a low price of the offal from that wheat?—He would buy the offal, because if offal was not at an artificial price I believe a great many would use double the quantity they do now.

39,440. Still, the farmer as a seller of wheat would lose by the lower price of his wheat more than he would gain by the cheapness of the offal that he would buy?—I do not think he would. I think the millers are doing such a trade now—the big millers at any rate—that that would not affect the price at all.

39,441. Do you think they would give us as much for our wheat if they had to take considerably less for the offal?—That might be; you may have it there; but I think the little increase that it would be to the miller would not be worth much consideration. I do not think he would alter his price much. I know perfectly well what you mean.

The Agricultural Holdings Act.

39,442. You know a great deal about the system of valuation in Suffolk. Should you say that during the great discussions which have taken place since the passing of the Agricultural Holdings Act more is allowed to an outgoing tenant now for manurial value on the farm than was allowed 20 years ago, we will say?—No, I do not think it has had any effect whatever. We very seldom disagreed 20 or 30 years ago about the price of manure. Strict inquiries were made as to what food had been used, but I do not think we ever had any dispute about the price of manure, and I do not think the practice has been at all in consequence of the Agricultural Holdings Act.

Manurial value.

39,443. I thought that the valuers had rather increased their scale of allowance?—No, I do not think they have. There was always a vast difference made between good, under cover, oil cake fed, manure, and what was simply stamped straw. We were always very strict in our inquiries as to what the manure was made of.

Shooting tenants.

39,444. (*Mr. Channing.*) You were speaking about the shooting tenants and saying that there was some discontent because they do not stop in the country and spend money there; has the system of having shooting tenants, instead of the landlords shooting on their own farms, led to a great amount of game being kept up?—When a landlord was in a position to do so he kept quite as much game, but a great many of them discharge their keepers before they let their shooting, I think, and then, since they have let it, I should think more game has been preserved again.

Ground game.

39,445. That is part of the complaint, then, that there are too many hares and rabbits?—No, I think there is very little complaint of that, because where the shooting is liable to be let there is almost always provision by a scale of damages against the over-preservation of game.

39,446. Do you think that is looked after?—I think so, if there is any great over-preservation.

39,447. I understood your evidence to be that when the landlords could make their own terms and have plenty of choice of tenants they were able to keep as much game as they liked?—Yes, they kept hares and pheasants.

39,448. And rather defied the Ground Game Act, or rather paid no attention to it?—I do not think the Ground Game Act has had much to do with it.

39,449. About your description of the condition of the land, does that equally apply to the light land as well as to the heavy land?—Of course good corn-producing land would have depreciated most. It is the fertility, I think, you are alluding to?

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Condition of Suffolk land.

39,450. Yes?—It is the good corn land that would have depreciated most, because the large sheep farms never were farmed very high, excepting those good portions of the land that lay around the house. There is no large farm without some good land on it, and of course that land is kept in a good condition of fertility by the sheep, and I do not think that has gone much out of fertility.

39,451. The value of that kind of land has not gone down so much as the heavy land, then; is that what you mean?—That has gone down, but I do not think the fertility still in the land is much affected by the large sheep farms. The question is not only its amount of fertility, but the state it is in; that is, what the grass is like.

Tenants' capital.

39,452. The tenants' capital has been very much reduced, I see you say in your brief?—They had capital enough years ago, in fact almost any farmer had; but the farmer has now held on to his farm so long, and he has been letting his capital go down very much, of course.

Beginning of the depression.

39,453. About what year do you think the depression began to get worse and to get severe?—I think 1874 was perhaps the highest and most prosperous season; then it began to go down, to 1879, and then we had a very bad harvest, you will remember, and a very wet year.

39,454. Is that about the time Suffolk began to get bad?—It began to go down very much after 1879.

Reductions of rent.

39,455. About what time did the reductions of rent begin?—There were no very great reductions of rent till after 1879, then in the eighties I think they gradually got down. I think people thought it was a temporary thing from 1875 to 1879, and I do not think there was much alteration made. Besides there were some good seasons just then.

39,456. Would you say that the impression that things would right themselves extended as far as 1885?—Yes, I think so, but 1879 crippled a good many. That was a very bad year so far as the corn was concerned; but even then—and I put off a farm that year because I was rather sick of it—I sold wheat at 52*s.* a quarter. So that then, bad as it was, it was nothing to such years as we have had lately.

Tenants' capital and reductions of rent.

39,457. (*Mr. Lambert.*) You say the farmers' capital has depreciated within the last 15 years very greatly?—Yes, but perhaps the "very greatly" would apply better to the last five or six years, or even later than that.

39,458. In what class of farms would it be that the farmers' capital has depreciated so much?—They would be the smaller farms, but the big farmers who have kept sheep and cattle and so on, I think have also let their rolling stock run down; I am speaking very much of the waggons and carts not being repaired. These things would have depreciated very much. Then the manure is another thing; they do not farm so high.

39,459. I want to know how much capital the farmers have lost, and on what farms have farmers lost most capital?—On the corn-growing farms which had no dairy and no sheep, from which they could get some sort of compensation.

39,460. So the farmers have lost a great amount of capital?—Very much so.

39,461. But where the farmers have been able to keep sheep they have not lost so much capital?—I should think not.

39,462. Could you give us an estimate, or a general rough idea, as to how much capital the farmers have lost during the last 15 years?—No, I should not like to hazard a guess at all; I know a great many of them have lost all they had.

39,463. They have lost all they had?—A great many.

39,464. Were they good industrious men?—Yes, I do not think anything was due to negligence.

39,465. Were they paying rent during that time?—Yes, they were paying rent during that time, and tithe.

39,466. Did they begin to lose capital before they had the rent reduced?—They may have done, but they have lost more capital since the reduction of rent has come than ever they did before.

39,467. But did they ever lose any capital before they had any reduction of rent?—Yes, I should think so.

39,468. If they had had a reduction of rent sooner, and if they had had that reduction of rent whilst they had been

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losing capital, of course they would not have lost so much?—Of course; when wheat was selling at 38*s.*, and barley making 34*s.*, if they had had a reduction of rent, the same as they have got now, they would have been able to go on.

39,469. And they would have been able to get on?—They would have been able to get on then, if they had the same reduction as they have had since.

39,470. But the reductions in rent have not been sufficient to prevent the farmer paying his rent out of capital?—No.

39,471. And many farmers have paid their rent out of capital?—A good many, where the landlord has chosen to make the market price of his land.

39,472. But you said in effect the landlord is able to make more than the market price of his land?—But he does not.

39,473. He has if the farmers had been paying rent out of capital?—I do not say that the landlords are not paying their expenses out of capital. These men, who have thousands of acres on hand, are not making money out of it; they simply hold the land to prevent it going out of cultivation. If once a farm goes out of cultivation it is unlettable.

39,474. I quite agree; still, if the farmers have been paying rent out of capital, that is a state of affairs which ought not to exist, and, to be fair between man and man, the landlord ought not to have charged that amount of rent which came out of the farmer's capital?—I do not know; I am afraid our business negotiations in this country are not carried on in that way of fellow-feeling. I am rather inclined, as an agent, to think that if I had said, "I think you had better let this man have some of "the money that belongs to you," that I should not be employed very much. I say, "Here is the market value; "do not take the farm unless you think you can do some-"thing with it; but if you do you must pay so much "rent."

39,475. I see; the landlord has endeavoured to get as much rent as he could?—Not to the utmost; but I do not think he has been enabled to support the farmer out of his own pocket; he has had children to keep and jointures to pay, and possibly he thought more of them than he did of the farmer.

39,476. And he took the rent whether the farmer paid rent out of his capital or not?—Yes; and when it was an up and down thing and there was a recovery I do not think the farmer complained of it.

39,477. Unfortunately lately he has not had the years in which he could recover?—There has been a most uniform depreciation in the value of farms; at least we seem to have no fluctuations lately.

39,478. Except a fluctuation in one direction?—Yes, that would be so.

Rates.

39,479. (*Mr. Dalton.*) I think you say that your highway rates have received a great deal of relief from the county council?—They even received relief before the county council was instituted, I think through Sir Massey Lopes. We have experienced relief in the highways very much.

39,480. You had a Government grant before the county councils were instituted, had you not?—Yes, and now the county council have taken over several roads; they have not only taken the main roads, but they have subsidised some others.

39,481. And the result is that the highway rates in your union have fallen very considerably, I suppose?—Yes, I think so. Some parishes that lay between one town and another have experienced great relief, because they have had main roads, and the county council have taken them entirely off the rates.

39,482. Your poor rate in the £ in the Woodbridge Union has gone down, I think?—I think it must have gone down. I think for one thing there has been a more strict examination into the applicants at the board. I think there is less outdoor relief given unnecessarily than there used to be.

39,483. And the result is that the rural rates have fallen considerably in the £ from those two causes?—They have fallen at any rate.

39,484. Your assessment is very much lower for agricultural land than it was previously, is it not?—Yes; the Chairman of the Commission read out some figures, which I take to be correct.

39,485. Then you must pay towards the rates a considerably smaller amount than you used to pay?—Yes; of course the school rate has added something to it, and that is a new rate—I say it is a new rate, although perhaps it is an old rate now.

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39,486. (*Mr. Little.*) I think you said that the farming interest began to decline from about 1874?—I may say it declined from that time.

39,487. About that time labour had increased in cost very much indeed, had it not; or from a little time before then?—Yes.

Labour.

39,488. And there was considerable difficulty in the eastern counties between the farmers and the labourers?—The institution of the labourers' unions, made some friction.

39,489. There was a lock-out?—Yes.

39,490. And the relations of farmer and labourer were considerably strained?—Yes, they were at one time.

Wages.

39,491. And the cost of labour increased very much did it not?—Not very much from that fact I think.

39,492. No, but about that time from high prices, and one cause and another, including the absorption of labour in other industries, there was a very considerable increase in the cost of labour?—Yes, when the prices were higher it was so.

39,493. If that increase of wages was not continued, at any rate there was no decrease for many years?—Not for several years.

39,494. The decline in the farmers' profits was not accompanied with a decline in the cost of labour?—No.

39,495. Not for some years?—The labourer shared in the improved prices long after the farmer had ceased to enjoy the prosperity.

39,496. Wages did not adjust themselves to the prices of produce at once?—No, they did not for some years.

39,497. Not until quite recently?—Not until quite recently.

39,498. Three or four years ago, should you say?—They went down perhaps a little before; I think you may put it quite recently; at any rate, they were not called upon to meet the farmers' losses.

39,499. And even now they represent in produce considerably more than they did 20 or 30 years ago?—Yes, if you compare them with the average price of wheat and barley, even now they are very much higher than ever they were.

39,500. You will remember perhaps when it was usual to base the weekly wages of the labourer on the price of wheat?—I never knew that adopted on a regular scale.

39,501. Not regularly, but broadly?—When corn went up, and flour was dear, there was always a good allowance made, and an extra price was paid for special work or something of that sort.

39,502. You will, no doubt, remember when a bushel and a half of wheat was considered a fair week's wages, or when some calculation of that kind was made?—I do not know that I ever knew a time when a bushel and a half was paid.

39,503. If there was not an exact ratio there was an approximate ratio between wages and the price of corn?—There was; we did reckon, 40 years ago, that the price of corn was what we should regulate the labour by.

39,504. And that has altogether ceased?—Yes; if we were to carry out the scale that we were on then the labourer would have little or nothing; he could not now subsist at all on what was then the scale that we adopted.

39,505. At the present time the effect upon the labourer, as I understand you, is not so much a direct reduction of wages as a reduction of employment?—Exactly so; there are more out of employment. Those that are in employ now, even at 10*s.* a week, if you take the present price of tea, and sugar, and lighting (that is to say, of oil), and flour, and everything else, are not so badly off now as they were a good many years ago.

39,506. But of late, I understand, the employment has considerably diminished?—Yes, there are more out of employ now.

Diminished employment, effect of.

39,507. And it must continue to diminish if the present prices are to continue?—There is not the money to employ them. It is not a question of what you would pay them. After the tenant has paid a rent, which he must always pay, which will secure payment of the land tax, insurance, and repairs—before the farm would be let at all you must do that—and after the tenant has taken out the tradesmen's bills, there is not money enough to pay the labourer, and so the tenant must do with less labour, or else he has

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not the money to carry on his establishment. Therefore, the tenant is doing with less labour.

39,508. And if he has to do with less labour he has to do with less cultivation?—It is so.

39,509. Which must narrow the area of cultivation?—He must narrow the extent of it; I do not mean in acreage, but he must do less per acre.

39,510. Does it not also affect the area of cultivation?—The corn land in the north of Suffolk, unless it is well drained and well sown with seeds, would hardly pay the rates.

39,511. Up to the present time there has been a certain amount of abandonment of land to rough grass, has there not?—Yes, and that has thrown the labourer out of employment who would otherwise have been employed in cultivating it.

39,512. And if present prices continue or if they should decline, that area must be extended?—That is so.

39,513. Therefore the employment must be contracted still more?—Yes.

39,514. And the people must go or starve?—Yes.

39,515. If the agricultural labourer goes, you say the tradesmen will go also and the little shopkeepers?—Yes.

39,516. If there is no cultivation and no payment of wages, there is nothing for anybody to look to?—No.

Low prices.

39,517. Would you say that if prices are to decline from the present prices that the inevitable result must be that large tracts of your county must be reduced to a state of non-cultivation?—Exactly so. It would be reduced to feeding ground of a very poor description.

39,518. And there would be depopulation?—Yes; there is no doubt about that.

Law of distraint.

39,519. I notice that in your brief you spoke of the law of distraint. What is your opinion upon the effect of the law of distraint?—There is this point in connexion with it: that if a landlord gives a falling tenant time to recover, hoping for better times, and he does not at once exact the rent that is owing to him, then if the tenant suddenly becomes a bankrupt through the intervention of other creditors, the landlord gets only half a year's rent; but if the landlord, finding that his tenant is going downhill, puts a distress in himself, then the landlord gets the full year's rent. Therefore an agent or a landlord is running a great hazard in letting a man go on; because somebody may make him a bankrupt, and then if you have not put in your distress before the bankruptcy petition is filed, you lose half a year's rent, because you can only claim for one-half year's rent; but if you put in the distress before he is made a bankrupt, you claim for the whole of the year's rent.

39,520. (*Mr. Clay.*) What does the creditor get?—At any rate, he gets a certain poundage in his debt, and the landlord does not; he could only claim a half-year's rent, and then of course he shares with the other creditors for the balance.

39,521. (*Mr. Little.*) You are not of opinion, then, that the law of distraint is injurious to the tenant farmers as a class?—Certainly not. I think it was less injurious to them a few years ago than it is now, because there has been a recent alteration of the Act within a very few years. There was a time when the landlord at any time could put in a distress for one year; I am not sure whether he could not do it for more; but that is now altered so that if the landlord does not put in a distress and the tenant is made a bankrupt, the landlord loses his claim for half a year's rent; and so he says, "I dare not let the man go longer, "somebody will make him a bankrupt and so I must put "a distress in."

39,522. Is that the law now?—That is as it stands now. I have an instance in point; I let a man go on trying to recover himself as I thought, and he suddenly became bankrupt, and I could only claim half a year's rent.

39,523. It has been alleged here that the law of distress induces the landlord to let the land to a man who is not a practical man, because he is secure of his rent; and that that increases the competition for farms?—I think that a man who is obliged to give six months' or a year's credit should be secure of it. If the tenant went and bought a sack of flour of a miller the miller could claim his money next week, or the next day, or if he bought anything else he could be made to pay for it; but no landlord could expect him to pay down his rent when he entered his farm. Therefore the law, or what is almost equal to it, universal custom, has given the landlord an advantage in that respect. If the tenant paid his rent in advance I do not see why the landlord could claim anything more, but then he is obliged to give credit which nobody else is obliged to do.

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39,524. The argument is that if the law was done away with the landlord would exact a fore-rent, and that would limit the competition, and so rents would be lowered?—Then the big men, those who have got money, think it would be something in favour of the little capital man. I think it is the little man we should encourage.

39,525. The abolition of the law would limit the number of men who rise from very small occupations to large ones?—Yes, it would be a hindrance to them. I believe the landlord's having the prior claim over other creditors has been the means of a great many getting into a larger business and getting on in life. That is my experience of it.

39,526. As long as agriculture was prosperous it was the men who began with a small holding, and gradually increased the size of their holding, who were the most successful men?—Yes, exactly so. I believe that has been the most successful course, that a man has gone from one farm to another with a little increase in size each time.

Cost of production.

39,527. Some questions were asked you about the cost of production, and I observe that it is put down in your brief that there has been an increased cost of production. You have not alleged an increased cost of production, but I presume you would say that the cost of production has not decreased in anything like the same degree as the value of the produce has?—Exactly so. The tradesmen's bill for shoeing, and our iron founders' bills for supplying us with ploughshares, have not been reduced at all, nor has the thatcher's bill, nor a good many others. We are now paying the same as we were when wheat was nearly double the price, and therefore you may call that in proportion an increased cost of production.

39,528. (*Viscount Cobham.*) Your artificial manures bill and your feeding stuffs bill are greatly reduced, are they not?—The artificial manures bill I suppose is, and certainly the feeding stuffs bill is.

39,529. (*Mr. Little.*) I only ask you the broad question: taking all the expenses of production there has been nothing like the same decrease in the cost that there has been in the value of the produce?—I think not. When we were paying more rent and more for everything we had more profit as tenant farmers than we have now.

39,530. We have been told here by a great political economist that if we doubled the price of all our produce the consequence would be that we should double the price of all our outgoings?—Indeed; that would be a very fine thing for those who surround us if it was so.

39,531. Is it your experience that things adjust themselves in that way?—Certainly not to any such extent as that, because I have known from experience of prices being more than double what they are now, but the expenses never were anything like double what they are now.

39,532. Is that not the cause of our suffering—that the price that we have to pay for producing goods does not adjust itself to the price that we receive?—Yes.

39,533. That is the secret?—It could not possibly do so, because you would starve the labourers out to begin with. If we paid, say, 12*s.* a week when corn was worth 42*s.* a quarter, and we were to reduce the labourers' wages in proportion to the reduction in the prices of corn, he could not live; he would hardly have anything. You cannot reduce the greatest item that we have in anyting like the proportion that our greatest product is reduced.

Payment of wages out of capital.

39,534. We were told, and no doubt it is a fact in which we should all agree, that the wage earners of this country, who are the largest part of the community, have profitted by the low prices. Is it not possible that wages have been paid out of capital?—They have, and those who congratulate themselves on being enabled to manufacture goods at low prices because their operatives can live at less, have accomplished that because the operatives have lived out of the capital of those who produced what they consumed.

39,535. In agriculture would you not consider that for some years past a considerable part of the wages have been paid out of capital?—Certainly they have.

39,536. You were asked if rent had not been paid out of capital; but is not the same true of wages?—Certainly it is, there is no doubt about it.

Engagement of farm servants.

39,537. (*Mr. Gilmour.*) Do you include the ordinary ploughman or horsekeeper, or whatever you may call him, under the heading of labourer?—It is compensated for in this way: All the horsemen come early in the morning, an hour before the others, to see after the horses, and they

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get from 1*s.* to 1*s.* 6*d.* and some of them 2*s.* a week in lieu of not having "taken" work, so their wages would stand at just about the same figures as the others do; they are paid a little more because they never leave any "taken" work.

39,538. Do you engage your ploughmen for a year, or how?—Only by the week.

39,539. They get weekly wages, then?—Yes, I have never discharged a man without giving him either a week's wages or a week's notice, and they leave you on the same principle.

39,540. They have to pay then for their own cottage; you do not get the cottage attached to your farm, do you?—Most farms have a certain number of cottages let with them; those cottages are mostly all on a three months' notice. I had eight cottages with the farm that I had hired of the Marquis of Bristol, but if I discharged a man, or he left me, I could not get him out of the cottage till I got or gave three months' notice; and I let him go if he found a better master at the three months' notice; some of them, indeed, went away without giving me that.

39,541. Do you have any difficulty in getting a man to fill his place at the present time even with this short notice?—No.

39,542. At a wage which I understand you to say is 14*s.* now?—It would not come to 14*s.* in Suffolk on the average. If I were to promise a man 14*s.* a week now, considering what things are, I could get any number of men to come, I have no doubt, because there are a great many out of employ, and it is not so much a question of the wages that you have to offer as the question of the advantage of being employed.

39,543. Then upon the reduced wages which you say now exist in Suffolk are the families of these people in as good a state as they were, are they brought up as well, are they as well clothed and as well fed as ever they were?—I should think so, but the actual labour that we get done is in inverse proportion to what we are paying per day. I remember farming when the day wages were only 16*d.* a day, and I have had more work done for 16*d.* a day than ever I had for 2*s.*, simply because the man was afraid, if he lost his place or if I complained of him, that there would be a quantity of men ready to take his place, and therefore he did his utmost to please his master.

39,544. (*Mr. Dalton.*) When was that?—That was in the years 1849 and 1850.

39,545. (*Mr. Gilmour.*) This system of short engagements, even with your men who are looking after your horses, I understand, has always obtained in your county?—I think so. Very few indeed in the county of Suffolk, I should think, have an engagement of anything over the week.

39,546. Have you many changes, as a rule, in the year?—Do you mean discharging a man and taking another on?

39,547. Yes; is there much of that goes on as a general rule on farms; are there many changes of farm servants?—No, as long as they can get work they have not left for several years.

39,548. What warning do you give those men before they leave?—Only a week, but unless a man leaves himself, or unless the farmer cannot pay him, there is very little discharging of men. There are very few men discharged simply because they do not suit. If a man gets into work with a farmer he very seldom leaves his employment, I think. I know a farmer that is lately deceased; in his will he left 10*l.* a piece to all those who had been at work on his farm for 20 years, and I think there are 20 of them. When I gave up I had several men who had been at work for me for over 30 years, and I have got one man now who has been at work 45 years for me and my brother.

Witness's experience of farming.

39,549. (*Mr. Clay.*) You seem to have begun farming in the most prosperous terms—about 1853?—I have been through some very good years; but previous to 1853 I farmed my father's farm when he was engaged in valuing, and so on. From 1847 to 1853 I was superintending my father's farm, and then I went into business for myself in 1853.

39,550. So you began really when prosperity began in in farming?—Yes; but I did not know all about farming in those very bad years which immediately succeeded the repeal of the Corn Laws. In 1849, 1850, and 1851, we had some very low prices then—as we thought.

39,551. As low as they are now, nearly?—No; double the price now.

39,552. Was barley not so low?—No.

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39,553. I mean barley and oats in 1851 and 1852?—No; I should think not. I do not think that barley was ever so low as it is now. You understand that I am taking the average of barley. This year there are barleys which have made 34*s.* a quarter; that is the best Burton barley; but then you would not find one sample in three barleys that would make it, and the rest of the barley would fetch 14*s.* a quarter, or 15*s.*, and so on.

39,554. When you gave up farming in 1892, did you find it an unprofitable business?—Very unprofitable indeed. I was much better engaged in farming for other people than I was in farming for myself.

39,555. You had no capital engaged in land agency?—No; when I withdrew from farming I withdrew the capital as well. Of course I had not any capital engaged in farming after 1892.

39,556. You would now say that you have been a very lucky man, in not farming since 1892?—I believe that I escaped the two worst years we have had in the century, so I think I ought to say so; but I think ill-luck hung to me before I gave up.

Future prospects of farming.

39,557. Do you see much prospect of more daylight and prosperity for the farmers yet?—I cannot say that I see it very distinctly.

39,558. Do you see any at all?—I can see no further into the future than other people; I am so far sanguine that I do not think the country is going to see with equanamity a great deal of land thrown right back into prairie state; I think something will be done, but I do not know how soon or how much. I know that most farmers are hiring farms now with the idea that things will be better, or they would not hire them.

Duty on barley.

39,559. You have not been able before this Commission to suggest that something, have you?—Only increasing the price. I should put a duty on barley in order to raise the price, that is all. I think if we put a duty on flour, we should be flooded with a good deal of feeding stuff for our cattle.

Land out of cultivation.

39,560. Is the land in Suffolk gradually going out of cultivation?—Yes, I think you may say that it is steadily doing so.

39,561. Can you give us the ratio?—There are not many farms given up in their entirety, but there are very many farms which have certain portions given up.

39,562. In the land which has gone out of cultivation what per-centage do you consider has depreciated in value?—It has not depreciated in value the more for going out of cultivation; it was the depreciation in value which made people throw it out of cultivation. It was worth nothing to cultivate before, and they have let it run to seed and natural produce.

39,563. But if land runs wild to seeds and weeds it certainly depreciates in value, does it not?—I did not quite understand the bearing of your question. If land once goes out of cultivation like that it is pretty well unlettable for several years, and you would have to let it for nothing; no man would hire land which has been out of cultivation and pay rent for it to render it fit for cultivation again unless he had a very long term.

39,564. What price per acre do you consider it would take to recover that land into its proper state of cultivation?—About 3*l.* an acre I should think.

39,565. (*Mr. Chaplin.*) Not more than that?—If you take 100 acres of land, and you have got to spend 300*l.* on it, that makes an impression on the man who is going to hire it. He does not snap at that kind of thing. I put it down at about 3*l.* or 4*l.* Mr. Clay will understand that this land which he is pointing to is not the best land, and therefore never was in such a state of fertility as the best land; it is the worst land that goes out of cultivation first, of course.

39,566. (*Mr. Clay.*) But you are talking about the recovery of land just as it was, good, bad, and indifferent?—Yes.

39,567. And you consider that it would take between 3*l.* and 4*l.* an acre?—Yes, between 3*l.* and 4*l.*; but it is a difficult thing really to estimate. A great deal of Suffolk is in sheep land round Thetford and Bury and that country, and that is almost going out of cultivation; there has been no great depreciation in the fertility of that, and so that and a great deal of heath land attached to better farms I cannot take into my 3*l.* or 4*l.* calculation.

39,568. Would you consider that that land which carried sheep and cattle has gone out of condition?—Not cattle.

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39,569. Well, sheep then?—That land has only been used to feed on so that can hardly be said to have depreciated in fertility.

39,570. So it has not gone out of condition?—I cannot say that it has.

The Agricultural Holdings Act. Manurial value.

39,571. You have given us some evidence with regard to compensation; may I ask what you allow for cakes and manures to an outgoing tenant as a general rule?—We have no tangible scale. We measure the manure up, and we ask what food it was fed with, and if it was fed under cover we ask how many cakes the beast had in the day, and we put on a certain proportion for it.

39,572. But the outgoing tenant must show receipts for, perhaps 10 or 20 tons of cake used, and the value of it?—No, we do not do that; we ask what per head did these beasts have; that is how it is made up.

39,573. Is that a satisfactory basis, do you think, to go upon?—It has been the custom, and I never heard it complained of, I do not see how else you are going to get at it. Every agreement that I ever signed in my life has had the condition that at the end of the tenancy all manure shall be laid up in heaps ready for the valuer to value, and then we value by the cubic yard.

39,574. Then, if 20 tons of cake were used with the sheep, and dropped on the land the manurial element would not come in at all?—Yes; if you are folding sheep you are allowed so much per score, according to what they had folded on the land, but where the sheep are fed off turnips and have been fed with cake, in that case the farmer has had a crop since, you know.

39,575. Have you studied Sir John Lawes on exhausted cake?—I do not know that I have very much. I have a general idea that he puts a value on everything in that way.

39,376. You, a land agent, and you have not looked into these matters?—I have looked into a great many matters as a land agent for a good many years, but I am not very sure that Sir John Lawes ever helped me in my Suffolk covenants.

39,577-8. Is he not an authority on agriculture?—I do not admit that he is an authority, but I admit that he is considered so. Take one thing: do you think this as a farmer? Ido not know what you are, but this I know, that they teli me that the value of a ton of manure from cotton cake is as much as the value of a ton of best linseed cake. Now I shall have to farm for 50 years more before I believe that, although Dr. Voelker says so.

39,579. As regards the chemical formation of oil cake and cotton cake, is there not more nitrogen—I am asking you this upon scientific information—in cotton cake than what there is in linseed cake?—I am not up in that; I only go by the amount of turnips or wheat contained in the manure that it makes, that is the calculation I have always gone on, simply by experience and weighing the results after the use of these things. I do not know anything about the chemical constitution of these things. I have bought the manure for hundreds of acres, I was going to say, and I have weighed the results side by side, and I think that is a far better thing than going to Sir John Lawes.

39,580. If you do not know the chemical ingredients—the nitrogen, oil, and other things—of these cakes, of course I will not pursue the question?—I do not, and you may take it for granted that I am not up in the scientific phase of the question you are going into.

39,581. I am not a scientific man myself; I am a practical man like you; but at the same time these things require some looking into, and some attention should be given to them?—I am so impressed with this in these experiments, that they never made an experiment themselves in weighing crops, and I would rather take my experience than I would take the theory they have been talking of.

39,582. Yours is a rough-and-ready way of doing it?—And a very practical one.

39,583. Practice sometimes requires science to guide it?—Yes; only my knowledge comes of 40 years' experience, and the science they are talking about comes with a few years' study.

39,584. I think Sir John Lawes would be a little older than you are, and he has been at it all his life, so it is not a question of 40 years even with Sir John Lawes; you are the first I ever heard who disputed Sir John Lawes?—I have a great respect for his authority on the experiments he has made, and I think there are a good many still making experiments who have never read his, but I do not go into the chemical question at all; I am not up in it.

39,585. When an outgoing tenant makes old grass with a liberal use of cake do you allow him anything for the increased fertility of his land?—I am sorry to say there would be very little cake.

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Compensation for increased fertility.

39,586. I am only saying if it was used, would you allow him anything for the increased fertility, for making that old grass and leaving it?—I do not know whether he would be allowed anything; I think that is a question between him and his landlord. The incoming tenant would hire the farm as it is, and I do not think that he would like to be called upon to pay for any cakes which had made the meadows in the state they were when he looked at them.

39,587. It is a question whether he would like to have the outgoing tenant leave the farm in poverty or in good condition—which would you prefer?—As a landlord I should like to have him leave it in good condition, but I think he would leave it in the condition which left him money by the farming of it, and that if it left him most money by the farming of it as you describe, that is how he would leave it. In all probability he would not farm so high the year that he left; I should think not.

39,588. The question has been raised before this Commission: Do you allow an outgoing tenant anything for using his home-grown corn?—I told you we allowed it in the very estimation of the price per cubic yard of muck.

39,589. But his home-grown corn may have gone into sheep?—Very well, what would you charge him for then? I do not understand because if he fed his sheep with cake and the roots grown the previous year he would have got that out of the barley.

39,590. Would he get it out of the barley; would he get all the unexhausted value?—If he was going to leave he would not farm it so high probably.

39,591. We want to give this Agricultural Holdings Act a good sound position to enable the tenant farmer to leave the land in a good condition without leaving poverty; is that not a good sound principle?—Yes, I suppose it is, but do you think the incoming tenant would be always pleased at paying for the increased fertility. He hires a farm as it is, when he goes and looks over it, he sees whether it has been well farmed or not and hires it accordingly.

39,592. Then it is not the incoming tenant but it is the landlord who gets the increased value?—Theoretically and legally, it is, but practically it is the incoming tenant, I think.

39,593. Does the incoming tenant not value the farm when he goes and sees the condition that it is in, and offers a rent accordingly?—Yes.

39,594. And he gives a larger rent for a farm in good condition than for one in bad condition, does he not?—Yes.

39,595. Does that not go into the landlord's pocket?—Yes, it does; but that is not done during the last year.

39,596. During the last three or four years, then?—If you are going to value, and to make the incoming tenant pay for the value, and all that has been put into it for two or three years before, of which the outgoing tenant has had much of the benefit, he would at once refuse your farm; he would not hire it in the county of Suffolk; I know he would not. If you tell an incoming tenant in the county of Suffolk, who is going to hire a farm, that he has to pay the increased fertility which the outgoing tenant has put in for two or three years, then he would say, "You had "better farm the land yourself."

39,597. The Agricultural Holdings Act says the landlord should compensate the outgoing tenant?—We do not believe in the Agricultural Holdings Act in the county of Suffolk, and I tell you that with a very large practice. I do not want to come here and tell you that I have such a very large practice, but that practice has given me this result, that I have never met with an outgoing tenant giving way to an incoming tenant who has ever been under the Agricultural Holdings Act; I have never met with a case where the Act hast been put into practice. That will tell you how much they appreciate this fertility.

39,598. Is it not the fact that the only contracting party with the outgoing tenant is the landlord—it is not the incoming tenant?—I entirely agree with you that it is so, but I never heard either the landlord or the tenant wish for it in the county of Suffolk.

The law of distraint.

39,599. You have been asked by Mr. Little about the law of distraint; before the repeal of that law what was the extent of the landlord's right—how many years could he distrain for under the old law?—I think he could distrain for a year's rent.

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39,600. Was it not for six years' rent?—No.

39,601. (*Mr. Little.*) "Was," the Commissioner said?—I am speaking about a recent alteration in the Bankruptcy Act.

39,602. (*Mr. Clay.*) I am asking you what it was under the old law of distraint in England; was it not six years?—I do not know. Fortunately I never had a case of distraint come under my notice until recent years, so I cannot say.

39,603. You said on that point that the tenant now having the law of distraint gets a loan of the money from the landlord for nothing?—Yes.

39,604. If he buys an article on credit does he not pay more money for it than if he gives ready money for it?—Certainly, because the seller has got no security for it whatever.

39,605. Does the landlord not get more for letting a tenant go on for 12 months before he asks for the rent than he would get if he asked for it when the tenant entered the farm?—I never heard of a man paying a rent in advance, and I do not know whether anybody would do it. It is no use my talking about what would take place in such a case, for I have never met with a case where a landlord asked for a rent to be paid in advance, or where a tenant was willing to pay it. It always has been the custom that the tenant does not pay his first rent till the April after the October in which he has got into the farm.

39,606. You said that the landlord gave the tenant the loan of the money without any interest?—So he does.

39,607. Would not the increase of rent that he got for that loan include both interest and capital?—No, I do not think there would be any difference. I do not know anybody that would hire a farm and pay the rent down. I never met with a case where a man offered to do it, or where the landlord asked him.

39,608. Are the tenants of Suffolk men of business; do they pay as much for an article for ready money, as when they buy on credit?—No, the Suffolk farmers get something by paying down ready money I have no doubt.

39,609. If a man took a farm at ready money entering on Whitsun-day, which is our term, would he pay the same rent for a farm?—He will not do it at all; he will not hire a farm subject to paying a rent in advance, I never met with a man who would do it. It is no use my trying to reply to the question which you put when I never met with an instance.

39,610. But I am telling you what is our experience in Scotland?—I do not know what you Scotch people do. I dare say you do things in a business like way. I am only speaking about the county of Suffolk, and I never met with a man who would go and hire a farm if he was asked to pay the rent down first. If you said you were going in for such a custom they would say, "I will have nothing to "do with it," they would indeed.

39,611. If he was buying an estate for which he had to pay on the day of the auction, would he pay the same price for the estate as if he were given 12 months' credit?—If what?

39,612. If a man was offering an estate for sale, and saying that the money was to be paid down on the day of the sale, would the buyer pay as much for that estate as he would if he had to pay 12 months after?—I should think not. I do not know who would buy an estate like that.

Land out of cultivation.

39,613. (*Chairman.*) When you speak of land going out of cultivation, I suppose you do not include land which has been laid down in grass either permanently or temporarily, do you?—Some land is allowed to go out of cultivation and produce its own grass; that is simply ploughed, and not ploughed again. If it is a little better land, it would be ploughed and there would be a little grass sown on it. I call both those cases going out of cultivation—I do not call it going out of occupation.

39,614. Has much land been laid down to temporary grasses?—No. I did do that myself a good deal in my own occupation; but there is one great objection to it, that if you lay down grass temporarily, with the best rye grass and things that will keep five or six years, when you take that up again that is invariably foul with twitch or something, and you must make a regular fallow of it. That makes people shy of laying it down for a year or two. If it is laid down permanently, presently that spear grass will die away, and if it is good land you get a better grass.

Land laid down to grass.

39,615. Has much grass been laid down in permanent grass in your county?—A good deal, lately, has—these two years; that is to say, tolerably good "Sutton" seeds. I have laid down several farms this year. The farms that I have let have been let with the undertaking that the landlord finds the seeds for a certain amount of grass, with the proviso that that land is not to be mown for two years or perhaps for three years; so that is being laid down to grass.

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39,616. Will the land in that district stand that well; does it come to any value after that?—Yes, it would if it is fed with cattle after a time more or less according to the quality of the land. Suffolk, I should tell you is not a good grass county. We get such a dry cold spring.

39,617. As I understand you, if you lay down your grass and feed it with cattle, fair grass would grow?—In some number of years, but it takes some years.

39,618. (*Mr. Chaplin.*) I suppose you mean giving them something in addition to the grass, giving them cake too?—Yes, I do not think simply the grass would do.

39,619. (*Chairman.*) Of course giving them cake, you must feed them too, in order to improve the land, but where that has been done, does the land come to any value?—Yes.

39,620. What is it worth an acre then, when it has been fairly dealt with for a few years, what value does it come to?—It depends upon what it is underneath, or what soil it is.

39,621. Take a fair average case?—It would never in that case be let away from the farm. It would have to be all in the farm. I cannot tell you exactly what that land would be worth; it would be worth nothing by itself. It would be only done to assist the other part of the farm.

39,622. Supposing a farm is well provided with land of that kind, does it add much to its value?—Land that produces a fair amount of grass even, which would go on with a little fair feeding, is just so much in advance of the other that it is farmed without labour.

39,623. Now supposing there is a farm of 200 acres with 60 or 70 acres of this kind of grass, is that lettable. Can you get a fair rent for it?—70 acres on 200 would be a large proportion of grass in Suffolk.

39,624. Would a farm in that condition let well?—It would not let well now, but it would be more lettable than if it had not that grass.

39,625. What additional value would be given to it?—I cannot give you that at all.

39,626. You say that what is important to ascertain is what improvement can be effected by the judicious outlay of capital in the way of laying down in grass, you have told us of the worst of things so far, but one is anxious to look at the future?—This very thing you are pointing out we are adopting.

39,627. What can be done? What improvement can be effected by the outlay of capital?—We certainly think we are improving the letting value of the land by letting the land down to grass, but I cannot tell you that it is so much per acre. I could make a guess the same as anybody else, but it would be perfectly useless.

39,628. (*Mr. Chaplin.*) How many cases could you find of farms where you could get 70 acres out of 200 that were adapted for the purpose of being laid down in this way; is it not a very large proportion?—Yes, but I think that if the landlords would find the seeds, and the tenant were to feed the land well, most farms would be improved in value by it.

39,629. Certainly improved in value, but would it pay to go through this process at the present time?—It just pays in this way; that unless you lay down so much, you cannot get a tenant at all. A tenant will not come to it unless there is some pasture. Therefore I say the landlord will find the seeds if the tenant undertakes to feed it fairly, and then we can get a tenant at some price, but it is done to ensure getting a tenant.

39,630. (*Chairman.*) The mere promise makes a difference between letting a farm, and not letting it?—The undertaking.

39,631. Where it has been done for a few years it must *a fortiori* add still more to the value?—Yes.

39,632. Has a good deal been done in that way?—A good deal. I believe it is a very common thing now to undertake to lay certain acreages down to grass when you let a farm.

Wages.

39,633. You were speaking just now of your recollecting wages at a time when wages were sixteen pence a day?—In 1849, and 1850, I perfectly well recollect making a ready reckoner for calculating the wages up at one and fourpence a day, when I settled with the people on Fri-

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days. It did not hold to that very long, but it got down to that.

39,634. How long did it last?—I should think not a year.

39,635. Was that the lowest point?—That was the lowest point, but eighteenpence they kept to for a long while, but then that was very much supplemented by "taken" work in the parish, and so on.

39,636. The parish relief went in aid, do you mean?—Not parish relief, but the farmers gave them brushings, and wood, and occasionally put work out to them. They were very ready to work then.

39,637. (*Mr. Little.*) In the fen part of Suffolk, the wages at one time went down to seven shillings a week, did they not?—I understood that they did, but at that time I only knew what was going on in my own immediate neighbourhood. At the same time, however, that I was paying for my father sixteen pence a day, I was perpetually asked to take on labourers, week after week at the wages that I was paying.

Diminished employment.

39,638. (*Mr. Chaplin.*) You have given so much evidence in your examination in chief, that I only want to ask you one or two questions. There is plenty of work that ought to be done, and waiting to be done, you say, in Suffolk?—Yes.

39,639. But the farmers cannot afford to pay for it?—That is so, they can do without this temporarily; they can let their grass increase, instead of having all their stubbles looked over with a fork directly after a harvest, and that kind of thing.

39,640. That is in consequence of their getting such small returns they have not the money?—They have not the money, and they must stop paying something.

39,641. If they had better prices and more money, there would be a great many more labourers employed in this very necessary work than there are now?—I can give you the evidence. One of the Marquis of Bristol's tenants had a man I had employed all the winter in my garden, and he gave him a harvest, and he said if things were to be as they were five years ago, he would put on five extra labourers after harvest. He is one of the Marquis of Bristol's large tenants, farming 300 acres, and he said, "I "would put on five men now if I had the money coming "out of my stacks to pay them."

Land out of cultivation.

39,642. I understand you also to say that, if there is any further fall in prices, it can only end in a great deal more land going out of cultivation, and more labourers being turned out of employment?—Yes; and not only land going out of cultivation, but the land will go out of occupation then. There will be a good deal of land going out of occupation now. There is a great deal of confusion between the two things. A man may have a farm, and let it go out of cultivation, and he may throw it up, and the landlord would not be able to find a tenant. We have some of that thing in Suffolk.

Land laid down to grass.

39,643. With regard to the suggestion that you have made, that land is being laid down, to a certain extent, in grass, and the further suggestion that has been made to you, that that system might be increased and developed with advantage; even if it was successful, I suppose that also means more labourers out of employment?—It does, every acre of it, every field. That is the great inducement, that the labour bill would be decreased, and the farmer would not have so much to pay on Friday night.

39,644. The inducement to do this is to lessen the amount of labour?—It is the sole inducement.

39,645. So that in one sense, although the position of the farmer might be improved, one of the great difficulties in the case of agricultural depression, namely, the loss of employment to the labourer, would be so much increased?—Yes, and to a very serious extent.

Future prospects for farming.

39,646. Did I hear you aright to say this, that nothing but an improvement in prices could possibly keep the land in cultivation?—Yes, that is my impression as regards a good deal of the corn-growing land in Suffolk.

39,647. And that farmers were still holding on, because they hoped and believed that something would be done?—Yes.

39,648. What do they expect to be done?—I do not know; they think something would be done. I had better express it in this way: they think something would turn up—that prices would improve; but I am not very sure whether they are sanguine about anything being done.

39,649. Do you mean that they are rather in the position of Mr. Micawber—waiting for something to be done?—Quite so; they are waiting for something to turn up; I think that is the expression.

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39,650. They are keeping on on the mere hope of this?—There is many a farm in Suffolk of which the landlord dare not terminate the tenancy, because if he did, he would have to farm it himself, and he has not the money to stock it; and if the tenant went out, the landlord would claim all for arrears of rent, so they keep on sliding, and the man simply is not enabled to pay rent, but he holds the farm to prevent the farm going out of cultivation. I know several farms held like that.

Rise in prices.

39,651. But unless there is a rise in prices, all this, sooner or later, must come to an end?—Exactly; there must be an end of this kind of thing. It is not a palliation of circumstances to keep it up, but it points to a crisis.

39,652. And when the crisis comes, that crisis means, I gather from your evidence, that the land would be totally uncultivated?—Totally unoccupied.

39,653. There will be a general smash?—There will be a general smash, and the smash will come hardest on the labouring man, I am afraid.

Duty on barley.

39,654. You mentioned, I think, the question of barley, and you said that that was the great staple product of the county of Suffolk?—If you go to the northern part, I do not know whether you know the district, but we will say from Framlingham to Harleston, and from there round to Stradbroke and back to Eye, there is a very large flat county which is a fine barley land; that land will go out of cultivation unless you can increase the price of barley or wheat.

39,655. If by any means the price of barley could be improved, what would be the effect on the county of Suffolk and particularly upon the labourers in that county?—It would be kept in cultivation, and there would be more horse labour used, and there would be more hand labour, and there would be more bills to pay for harness making and the repairing of implements. It would be for the general good of the whole locality, provided it was an agricultural locality.

39,656. Would you be justified in saying to this Commission that if there was any substantial improvement in the price of barley one of the chief effects would be to keep the labourers of the county employed?—I have no hesitation in saying that you put it exactly as it would be—that if you could make the price of barley so that it would pay to keep the land in cultivation you would have the labourer employed.

39,657. Have you ever considered how it could be improved, and have the farmers or agriculturists in your county ever considered this question?—Considered it? They know about it. They know perfectly well that if they could get more money for the barley they would go on with the cultivation of their farms.

39,658. What I mean is have they got any proposals to make which would improve the price of barley or increase it?—They point to a duty on barley.

39,659. Is that what they want?—Stop this Danish barley from coming in. I wonder the teetotallers do not join us in taking it off tea and putting it on barley.

39,660. What you advocate is a duty on foreign barley?—Yes, and on malting substances which would be used for the brewing of beer.

39,661. You advocate a duty upon all foreign substances which are used now for the making of beer?—Yes.

39,662. And if that were done do you think it would have an important effect on the general agricultural condition of the county of Suffolk? Is that what I am to understand?—I feel sure that it would.

39,663. Is that one of the principal recommendations you have to make to this Commission?—I think that is the recommendation least liable to objection.

39,664. Is it the recommendation that chiefly finds favour in your county?—It would find favour in nine cases out of ten if they thought there was any probability of its being done; but they say "We shall never get it." That is the argument; they do not doubt the result if they could get it.

39,665. Upon its merits if they thought there was any opportunity of getting it that would be a demand universally pressed by the agriculturists of Suffolk?—Universally; every farmer would say so. He would not wish to tax the food of the people, but we did not think there was that great objection to taxing the drink of the people.

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39,666. Do you think that demand would find favour in other counties too?—I do not know other barley-growing counties of course; in Lincolnshire it might.

39,667. Would it be popular with the rural labourers?—The most unpopular thing with the labourer is being out of work.

39,668. And inasmuch as this would provide him with work he would be sure to be in favour of it?—He would be in favour of it.

Butter factories.

39,669. You said something about butter factories, on which I wanted to ask you just one or two questions. I rather gathered that you thought that under certain conditions there might be a considerable opening for agriculturists in better arrangements for making and for selling their butter?—Yes. Our great difficulty is that we sell it in such small quantities that it is not worth the notice of the large buyers.

39,670. Your difficulty is this, I understand: that in the case of a farmer conducting this business alone it is impossible for him to provide a constant supply and a regular supply of butter sufficient to induce the big merchants to buy it?—That is so; the big merchants tell us so. They say, "If you can produce me a thousand pounds a week, all of one substance I will enter into business with you;" and then that would be a serious competition against this foreign butter.

39,671. If you, for instance, were able to provide the merchant in London with a constant and regular supply of good butter of a certain quality there would be no difficulty whatever in selling it?—I should think not.

39,672. But that is beyond the power of an individual farmer?—No one man can do it.

39,673. Then you propose in order to get over that difficulty that there should be bu actories established?—Yes.

39,674. And you suggest that Government aid should be given for this purpose?—I think unless the Government does it no one else will.

39,675. Who are they to give it to?—The money?

39,676. Yes?—They must put it in trustees' hands I suppose.

39,677. Are the Government to start butter factories themselves, or what is it that you contemplate?—The Government would be the butter manufacturer; I do not know anybody else; it would be like a man doing it himself if he simply gave security to the Government that they should have the money back. He could do that without going to the Government.

39,678. What I want to arrive at is this. Do you see any possibility of associations being established in counties like Suffolk for the purpose of establishing butter factories which could be conducted with the aid of Government support?—Do you mean that the Government would lend the money on a certain security?

39,679. Yes?—I do not think they would enter into that; I am afraid not.

39,680. Then do you look for the establishment of butter factories entirely to the unaided efforts of the Government alone?—I do not see how it is to be done without. If you go to the farmers they have got no money to subscribe for a thing like that.

39,681. They are too far gone in Suffolk?—They are too far gone.

39,682. There is no money left to help themselves?—No, but I believe the thing would do well, and that something might be done with it.

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39,683. Are you aware that experiments of that sort have been tried in other counties?—No, I do not know the particulars of any; in fact I do not know about there being any.

Beetroot cultivation.

39,684. One question with regard to the sugar-beet, and the growing of that in Suffolk; have you had any practical experience of growing sugar-beet yourself?—Only from minutely watching my brother William Biddell, who grew it very largely. I think he always took 700*l.* or 800*l.* annually out of his beet at Lavenham.

39,685. Did he grow it with success?—He did; and I can give you the name of a gentleman who farms largely in Suffolk, who told me that a certain off-hand farm within four miles of Lavenham paid him 10 per cent. on the capital employed when he grew sugar-beet.

39,686. Had he a factory?—No he supplied the Lavenham factories.

39,687. Are they still in existence?—The building is but it has been closed for seven years, I should think.

39,688. Why was it closed?—My idea is that the beet which he got did not yield sugar enough to pay the manufacturer to go on. It was done by a Mr. Duncan, a Glasgow man, or at least a man from the neighbourhood of Glasgow, who had unlimited capital and unlimited energy. He would have made it pay if it could pay.

39,689. Was that owing to conditions of climate?—I should think so, but then I am not sure. I do not know whether sugar has got up in price, but if sugar had been at a certain price it would have paid, because they did get get saccharine matter out of the beet, no doubt.

39,690. Given that the conditions of price were the same here as in the countries which compete with us, are you able to tell the Commission that in your opinion as far as climate and soil and local circumstances are concerned we could grow sugar-beet either in Suffolk or in other parts of this country with a fair chance of success in competition with foreigners?—I know all about it except the manufacturing parts, and there I should not be able to tell you whether it would pay. I know we could grow it, and the farmers there would be glad to grow it, and to supply him with it at the price he used to pay.

39,691. I rather gathered from you that the foreigners who compete with us have the advantage in point of climate and of sun, which is very important?—I should think they have, and not only that, but have they not export bounties?

39,692. Yes?—Of course that would militate very much against the English manufacturer.

39,693. But apart from the question of bounties, if we were on even terms in that respect, do you think that the climate and conditions of this country would enable us to compete successfully?—No, I think our climate and conditions are not equal to those on the Continent from what I have heard, but still I am only giving you my opinion from what I think; it is not from knowledge.

The depression in Suffolk.

39,694. The general effect of your evidence I think, comes to this; that the effects of the depression in Suffolk are deplorable in almost every condition in life?—I think it is much worse than there is any appearance of outside. I think there is a good deal more mischief quietly going on than any body is aware of. The bankers know about it, and the agents, and landlords too.

39,695. But you see no hope of any improvement whatever except in an increase of prices?—That is quite my conclusion, and I have considered it in all its bearings.

The witness withdrew.

Mr. John Treadwell called and examined.

Mr. J. Treadwell.

39,696. (*Chairman.*) You reside at Upper Winchenden, near Aylesbury?—Yes.

Particulars of witness's farm.

39,697. I believe you and your son together farm a farm of a little over 900 acres on the estate of Baron de Rothschild?—Yes.

39,698. Of which two-thirds is grass land?—Yes.

39,699. You also farm 200 acres under another landlord about three miles off?—Yes.

39,700. That second farm is half arable and half grass, is it not?—Yes.

39,701. And apparently has just been sold, and you have not yet come to an arrangement with the n ew landlord?—Not at present.

39,702. Your off-farm of 200 acres was purchased a few years ago for 13,000*l.* for occupation, was it not?—Yes.

39,703. Then the owner died, and it was sold for 6,000*l.* or a little more?—Yes.

Rent.

39,704. And you now rent it at about 300*l.* a year?—Yes.

39,705. And you have been receiving 10 per cent. back, but you have now given notice for a further reduction?—

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Yes, and unless I get a considerable one I shall not keep it; in fact, I do not care whether I occupy it or not.

39,706. How long have you held this farm under Baron Rothschild?—Ever since the Baron bought the estate. I was a tenant under the Duke of Marlborough. I myself have been a tenant there since 1850, and my father was tenant there since 1841, when it was part of the Duke of Marlborough's estate.

Reductions of rent.

39,707. What rent do you pay to the Baron de Rothschild?—My present fixed rent is 1,344*l.* 2*s.*, but with a 20 per cent. abatement the last two years (268*l.* 16*s.*) I am now paying 1,075*l.* 6*s.*

39,708. What did you begin at a few years ago?—I have increased my occupation from time to time previously to the Baron buying the estate, and also since. I have added little by little to it. Then I took this other farm where my son lives, some four or five years ago.

39,709. How much per acre were you paying originally?—Originally I should think I paid about 46*s.* for my home farm before I had the others. I then had only 420 acres, now I have about 940 acres under the Baron.

39,710. What is it reduced to now?—For the two farms together I pay about 1,200*l.* a year.

39,711. How much would that work out per acre?—It would be less than 30*s.*

39,712. And you are still paying 30*s.*?—It is less than 30*s.* taking the whole lot.

39,713. You say you have added to it from time to time?—Yes; when I first took the farm where I am now it was about 400 acres; when the Baron bought the estate he added bit by bit to it, and then presently he took some away. Then another farm fell out adjoining in 1887; they offered me that for my son, and I took it, and we worked the two farms together at a much lower rent. We had two reductions of rent, 15 per cent. first and then an additional 15 per cent. after that, and when I took this other farm we made arrangements for that to be the permanent rent, which amounted to about 27½ per cent. off the original rent; but since then, for two years, I have had 20 per cent. off that.

39,714. Have those been permanent reductions of rent, or only abatements?—That is a permanent reduction up to the last reduction, but this 20 per cent. is only an abatement.

39,715. It is rather a complicated arrangement, but as I understand it, you began by paying 46*s.* an acre, and you have now come down to about 26*s.* 8*d.*?—Yes.

39,716. And in the last two years you have had abatements on that of 20 per cent. That is it, is it not?—It would be altogether a little less than 23*s.* per acre I should think with the last 20 per cent. off, but my son's farm is at a much lower rent than my home farm.

39,717. After you have deducted the 20 per cent.?—Yes.

39,718. The last addition you made to the farm I see was about four years ago?—In 1887.

39,719. Then you took 400 acres more?—Yes, but that was not so good land as what I had been previously occupying.

39,720. Did you do pretty well upon the land until late years?—Yes, I have done very well.

Witness's experience of farming. Sheep breeding.

39,721. When did you begin to turn the corner, and do badly?—In 1879. But I must tell you that I have a specialty which puts me in a better position than many people. I am a tup breeder, and have made a large amount of money out of my sheep, which any ordinary farmer could not make.

39,722. How was that?—When I can sell, as I have done, 60 or 70 sheep at from 15*l.* to 25*l.* apiece, that makes a great deal of difference.

39,723. Then you breed sheep of great value?—Yes.

39,724. That shows that you make something out of your talent, I suppose?—I do not know; I have been fortunate.

39,725. It is something more than fortune, I suppose, which has enabled you to do well?—Yes.

39,726. (*Viscount Cobham.*) What is the best price you have got for a ram?—Last year in the bad times I had one that made 150 guineas. That was a record price; that went to Scotland.

39,727. (*Mr Clay.*) Those were Oxford, were they not?—Yes.

39,728. (*Chairman.*) I suppose even since 1879 you have made it pay?—I have got some figures here which show that notwithstanding having this specialty I have been losing a lot of money this last four years.

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Bad seasons.

39,729. How far is that due to the bad seasons as compared with the low prices?—Partly from the bad seasons, but more particularly from the low prices. We had a very bad season for drought in 1893, which made a great deal of difference, but then we had a good corn year. Then last year, 1894, we had a good season with our grass land, and also a very large corn crop.

39,730. But in 1893 there was a great drought, there was no food for your sheep and cattle I suppose, and the price went down very low on account of the want of stock, did it not?—It was not so much that, but we were obliged to be at such an expense to feed our cattle in the winter of 1890 and 1894 that that took back a good deal of our money and we could not keep so much stock.

39,731. Was that a cause of loss to you?—Yes.

Prices of sheep.

39,732. Did your own sheep keep up in price on account of the specialty or not?—In the seasons of 1892 and 1893 the prices were very much reduced, and my average fell from 21*l.* in 1891 to 13*l.* and 12*l.* in 1892 and 1893, but in 1894 it rose to 17*l.* in consequence of having this extraordinary price for that sheep which made a good bit of difference, and then I had an extra good lot of sheep too.

39,733. Last year there was a rise in the price of sheep I suppose due largely to the scarcity of them?—Yes I, think so.

39,734. There has been a re-action in fact?—Yes.

39,735. Then in the case of sheep, there is nothing to complain of much now in the matter of price?—Only we have not got enough of them to sell.

Valuation of stock.

39,736. That is the result of the previous bad year, I suppose?—Yes. I might say that I always take a valuation every year of my live stock on the farm, and of the hay and corn I have left. On the 25th March 1891, my valuation came to 11,204*l.* 1*s.*, and that has been gradually reduced to 7,900*l.* 5*s.*, on the 25th March 1894; so that I must have lost an immense amount of capital during the last four years.

39,737. Have you the same amount of stock yet?—Pretty much so, but sometimes when we get short of money we sell stock to make the money, and then we have not quite so much stock on the farm. But I have a very good stock on the farm yet.

39,738. Do you put into this valuation the high value of your specialty?—I may take a little, but it is taken at as much one year as another; I do not take the extreme value.

39,739. Do you grow any corn?—Yes.

Receipts, 1891-4.

39,740. What do you grow, wheat?—Something of everything, wheats, oats, barley, beans. I can give you figures showing my receipts from all sources during the last four years. In 1891 they were 10,686*l.*; in 1892, 10,538*l.*; in 1893, 8,418*l.*; in 1894, 7,738*l.* You see the reduction in my receipts has been enormous in the four years.

39,741. (*Mr. Little.*) Have you got your expenses for the same time?—No, but the expenses have not decreased in the same way.

39,742. Still, you have not got the figures?—No, I have not.

39,743. Is that in addition to the decrease in the value of the stock in hand?—Yes, exactly.

39,744. (*Chairman.*) Then a part of this decrease in 1893 and 1894, at all events, was due to bad seasons?—Not in 1894, I will not say that. In 1893 there might be some amount, there was undoubtedly, but my corn was better in 1893 than many other people's was. On the Chiltern Hills in our county they had really nothing.

39,745. Is yours in the valley?—No, I lay on the hill pretty much, sloping down from the hill, but it is pretty good land, and pretty well done.

Consumption of corn and cake, 1891-4.

39,746. Your good farming saved you in that year, I suppose, to some extent at all events?—I think so. In connexion with that I may say that I consume an immense deal of corn and cake on my holding. I have the figures here which I paid for corn and cake bought in the last four or five years, and also what I have used of my own growth.

39,747. Will you just state those figures?—What I bought in 1891 was worth 2,453*l.*; in 1892, 2,942*l.*; in

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1893, 2,421*l.*; and in 1894, 1,858*l.* I used of my own growth in 1891 981*l.* worth; in 1892, 772*l.* worth; in 1893, 963*l.* worth; in 1894, 667*l.* worth; and up to this time this year I have used 921*l.* worth.

39,748. (*Sir Nigel Kingscote.*) How do you calculate the value of your own home-grown corn?—I set it down at what I think it is worth in the market. I am booking my oats at 16*s.*, my offal barley at 20*s.*, my rivets wheat at 20*s.*, and my best wheat at 22*s.* I see my worst barley was booked at 16*s.*

ffal arley.

39,749. (*Mr. Little.*) Your offal barley is not worth a £, is it?—I make my offal barley pretty good; we make more than half tail this year.

39,750. Pretty good barley for feeding with us is only worth 14*s.*?—We cannot do anything of that with us.

39,751. (*Chairman.*) Then you must consume a large proportion of your produce?—I do.

39,752. What proportion of your produce do you suppose that you do consume?—I am consuming about 170 quarters of barley, besides all my wheat, oats, and beans.

onsumption of ome-grown roduce.

39,753. (*Sir Nigel Kingscote.*) I understand that this year you are consuming much more of your own produce than you have done before?—Yes, and buying no cake.

39,754. (*Chairman.*) Do you find that that is better?—I have not quite got the experience to say that; I am doing it as a trial.

39,755. At all events you think it an economy to do that?—I am seven miles from a railway station, you see. I have got those figures in connexion with an allowance under the Agricultural Holdings Act for corn of your own growth, so that I may put it down more clearly.

39,756. I suppose since 1879 there have been years in which you have made a fair profit; you spoke of 1879 as the commencement of the bad years?—I have a large dairy and I have sold my milk, and I have made a good bit of money with my milk and also with my sheep. I have been able to sell a good many sheep besides five rams to go abroad for breeding purposes, so that I have made a good deal of money with my sheep. Why I did not go further back than 1891 was because I had not got the figures to compare, because that is since I had the quantity of land that I now hold in good working order.

Dairying.

39,757. Do you consider that your dairying has paid?—That has been the next best thing to the sheep; but that I am afraid is going to the dogs.

39,758. Why is that?—Because they are lowering us down in price all the time, and I fear it will be lowered a good deal more too. I think it will not be worth doing.

Butter-making.

39,759. Do you make any butter, or do you sell the milk?—I sell my milk; I used to make butter, but that was very unprofitable, and the expense of labour and all that was so great, that it did not pay at all.

Reduction of rent.

39,760. Have rents fallen on the farms in your district?—On the Rothschild estate they have done in the other cases about the same as in my own. By the late Duke of Buckingham and by Lord Temple since he has had that estate adjoining me, the rents there have been very much reduced, and so on Lord Carrington's estates rents have been very much reduced. In fact, I think all the large estates have been very much reduced in their rents. Where the rents have not been reduced to any great extent is on the smaller estates where the smaller people own little plots of land.

39,761. You think that those rents have not been reduced in the same proportion?—I know they have not.

39,762. What should you say has been the reduction on the smaller estates?—It has very much varied. Take my own case where I have got 10 per cent. on a little farm; probably that is a fair example of the small estates.

39,763. But then that was on a farm taken only four years ago?—That was taken seven or eight years ago, since the times have got bad, but before they got to the pitch at which they are now.

Condition of farmers.

39,764. Are the arable farmers in difficulties in your district?—Our district is a mixed district, grass and arable, but more grass than arable, and that makes it rather better than many districts, I think. I know some of the farmers who are in very poor straits.

39,765. Are most of them dairy farmers or what?—Mixed farms—grazing farms. The grazing farms are generally more grass, but the mixed farms are more dairy farms.

39,766. Are there many cases of farmers farming their own land?—There are some that I know of.

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Occupying owners.

39,767. What has been their condition?—I think they have been worse off than anybody, because many of them have got their farms, and borrowed a good deal of the money to pay for them, and they have got no reduction of rent, and so they have been in a very bad case, I think, altogether.

Cost of labour.

39,768. Then with regard to the cost of labour, has that been a serious matter with you?—It has indeed. I think that the labour question is a very important one. We have to pay so very much more for our labour, and do not get so good return for it. We have a great difficulty in getting the labour to attend to our stock.

Wages.

39,769. Has there been any fall in the wages of labourers lately?—Not more than 1*s.* a week, I think.

39,770. What is the average now?—My six days men are having 13*s.*, and the cattle men and shepherds, and stockmen have 16*s.* and 17*s.* The 16*s.* men have beer for breakfast.

39,771. Do the 13*s.* a week men get more in the harvest?—Yes, in the summer time they have a good deal of piece-work—hoeing in the season—haymaking and harvest time.

39,772. What do you consider that works out to in the year?—I should think that many of them, the best, can get at least 2*s.* a week more, and perhaps half-a-crown a week more, taking the year through.

39,773. That would be 15*s.* or 15*s.* 6*d.*?—Yes, I should think so.

39,774. Do you recollect the wages being much lower?—Yes. When I first went into business I paid 8*s.* a week for the six days men, and 10*s.* a week for the cattle men.

39,775. When did the rise come?—We gradually got up from that time; we did not keep there long.

39,776. Was there a great rise in your district in 1873?—I do not think so. When the strikes came about we were a little put about, but I do not think we had a great rise. There was a continual gradual rise, as far as I recollect, from the time I went into business from 1850 up to about 1880, I should think.

Rural depopulation.

39,777. Is there an increased tendency for the best men among the labouring classes to leave the districts?—I find it just this, that now those young fellows get so pert that you cannot speak to them, and if you see anything going wrong, and say anything to them, they say, "Give me my "money; I will go." They do not trouble about getting work about home, many of them, but go right away. That is the difficulty I find.

39,778. Apparently they know better how to dispose of themselves than they did some years ago?—They know better how to change; whether they better their position or not is another thing; but I am rather inclined to think they do not.

39,779. At all events, they think they do?—They like change; they go with the times.

Cost of labour.

39,780. Has the cost of labour been a serious item with you?—It has certainly with me. I pay about 2,000*l.* a year in labour, and I am at my wits' end to know how to get money to pay it.

Quality of cultivation.

39,781. Has the land gone back in cultivation on some estates?—On some farms it has. On the best farms I do not think it has, but on poor farms, and on land scarcely worth cultivating, no doubt it has very much indeed; in fact, some of it has literally fell down, as we call it—not been sown down at all, but gone down to grass without any assistance.

39,782. What becomes of it then, does it get into an utterly worthless condition?—No.

39,783. Does the natural grass come after a time?—On the heavy land the natural grass will come, and it gets into turf, I will not say as soon as if it is well sown, but it does in time get into turf.

Land laid down to grass.

39,784. How long does it take for the land to get into fair grass if it is left alone?—A man's lifetime pretty near. What I find in laying land down to grass—and I have done a good deal of it myself when my landlord wanted land laid down—is that, for two or three years you get a very good crop of grass, but after that the sown seeds, the small seeds seem to die away and you have nothing but bents on some of the land.

39,785. Then it takes a long time after that?—It is almost worthless then for years.

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39,786. Have they tried laying down for temporary grass in your district?—Some of our neighbours, particularly I know on Lord Temple's estate, have been laying down their heavy land for two or three, or three or four years, and as soon as it fails to bear a good crop they plough it up again. That is what I am thinking of doing myself with some heavy land that I have got on my son's farm.

39,787. (*Sir Nigel Kingscote.*) Putting it down for three or four years, do you mean?—Yes.

39,788. (*Chairman.*) Without ploughing again?—Yes.

39,789. Is that becoming common in that district?—I cannot say becoming common, but on certain classes of land I think it is one of the best things one can do to meet the times. The expense of cultivating that heavy land altogether is so great that it does not produce enough corn at these low prices to pay for the cultivation. Then you see that displaces the labour, and what we want to do is, to lower our payments for labour to enable us to keep on at all.

The Agricultural Holdings Act.

39,790. What have you to say on the subject of land tenure and the Agricultural Holdings Act?—We want something to keep ourselves on the farm. We do not care so much about quitting; we want something to help us to stop.

Compensation for consumption of home-grown corn.

39,791. You do not think then, that any amendment of the Agricultural Holdings Act will be of much value?—Not to meet the depression. It would be of value when people leave their farms, of course. Take, for instance, the farm which I am thinking of leaving; if I had a good Agricultural Holdings Act, it would be an advantage to me there, but unfortunately I consume so much of my own stuff which would not be allowed for under the Agricultural Holdings Act.

39,792. Then it is a defect in the Act, that it does not allow compensation for your home-grown corn?—A most grave difficulty.

39,793. Do you think there ought to be an amendment in that direction?—Yes, I have always advocated it for years and years.

39,794. Would it be easy to find out how much has been fed on the home-grown corn?—I think it would be quite as easy to be found out. A man must show his books, and a valuer would soon see whether he had consumed more than he had grown and what he had sold. It would be just as easy to do as it is to find for cake or corn and purchased stuff, in my opinion.

Freedom of contract.

39,795. Is there any demand among the farmers of your district for judicial rents, or interference between landlord and tenant?—No, I think not.

39,796. Has it been discussed among the farmers?—Yes, but if anybody does mention such an idea he is almost hooted down in my district.

39,797. They prefer to remain as they are, with freedom to contract as they think fit?—The general opinion is that a man can make a better bargain with his landlord than any lawyer could make for him.

39,798. I suppose at the present moment in the main, the tenants have got the best of it in making a bargain?—As far as I myself am concerned, about this farm I am thinking about taking on again, I shall make my own covenant, and according to my own ideas if I keep it at all or else I shall not keep it.

39,799. The owner is more anxious to retain you than you are to remain, I suppose?—I think so.

39,800. Therefore the tenant has rather the advantage at the present moment?—I think so.

39,801. (*Mr. Chaplin.*) Your landlord knows when he has got a good tenant, I suppose?—He behaves very well to me; we are upon very good terms.

Protection.

39,802. (*Chairman.*) Now what have you to say with regard to the possible remedies?—I fear not much. I see when I wrote the heads of my evidence that I said protection is unattainable, and that I was not sure that it would be a remedy, but I am bound to say, though I have never said it before in public, that my mind has rather changed of late. I think we are getting so bad that unless there is some sort of protection given us in some shape or way that we shall all, if we do not go out of farming be killed out as it were. I am afraid we never shall be able to keep on unless there is something done. I have always thought that it was not attainable, and that those people who had protection were as badly off as we were, but when I heard it said that in France, where they have a large duty on wheat, they can make 30*s.* a quarter on their wheat, and that their land has increased in cultivation so much that they have a quantity to spare to export to us, it seems to me that it must be of advantage to us, if we could get some assistance in that way. But I fear it will not be in my time.

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39,803. But till recently you very much doubted whether it was attainable?—I did, as Mr. Chaplin knows.

Bounty on wheat.

39,804. Then with regard to the bounty on wheat, is that a kind of recommendation that you would make?—That would answer the same purpose. If we got a bounty on home-grown wheat that would keep the land in cultivation, and enable us to live, but I do not know how it is to be done.

39,805. That is only the same thing in another form; is that not so?—That is as you please to put it.

Rates.

39,806. Then with regard to the rates; what are the rates in your district in the pound now?—Our rates in my union are not excessive—I do not think they have amounted to more than 2*s.* 6*d.* in the £; but situated as we are now I cannot see how the land is to pay rates or taxes at all. I think since the thing has so very much altered altogether we ought to be freed from rates and taxes.

39,807. What has been the course since you have been on your farm—have the rates gone down or gone up?—They have gone down.

39,808. What were they a few years ago?—They have gone down from about 2*s.* 6*d.* perhaps to less than 2*s.* in many parishes. Where I happen to have had a return got out the other day for a particular purpose, they have gone down considerably.

39,809. Was 2*s.* 6*d.* the highest point?—I think so. I went back for 30 years I think.

39,810. When did they begin to fall?—They came gradually down to about the middle time, about 15 or 16 years ago, when they come down rather with a rush. That would be, I apprehend, when the subsidies were given by the Government in relief of the rates.

39,811. (*Mr. Dalton.*) What rate went down at that time?—The poor rate, because it is all poor rate; the county rate is taken out of the poor rate and the subsidy was given to it.

39,812. Did not your highway rates go up after the abolition of turnpikes until you got the subsidy; did you have any turnpikes in your union?—Not in the parish in which I live; but there were turnpikes in the parish in which I occupy a good deal of land, but I forget how that was. Then we got a grant from the county.

39,813. (*Chairman.*) What is your union?—Aylesbury.

39,814. (*Mr. Little.*) Are you in a highway district?—We have no highway districts in Buckingham.

39,815. Then you have a separate highway rate from the poor rate?—Until now; but now we have done away with that because the county council took over all the roads.

39,816. (*Mr. Dalton.*) All the roads in your parish?—They have taken over the main roads and they contribute nearly the whole of the cost of the parish highways.

39,817. (*Mr. Little.*) The county council does?—Yes.

39,818. (*Chairman.*) If the rates have gone down from 2*s.* 6*d.* to 2*s.* and your rent was reduced from 40*s.* an acre to 26*s.* or 28*s.* we will say, actual agreed rent, you must have benefitted considerably from the two. I suppose your assessment has been reduced in proportion?—The assessment has been reduced up to the rent that was permanent, but the last 20 per cent. has not been reduced because we do not give it. I happen to be chairman of the assessment committee of our union. We do not allow the reduction in the rent for these per-centages unless they have been given for three years.

39,819. Then I take it that your assessment is about 30*s.* an acre?—It would be more than that.

39,820. Yes, a little over; about 31*s.* an acre?—Yes.

39,821. That is your present assessment. Now, if you have been reduced from 46*s.* an acre to 31*s.* an acre, that is a reduction of nearly 30 per cent. in the assessment. Then you have got a further reduction from 2*s.* 6*d.* to 2*s.* in the rate in the £, so that between the two you have got considerable alleviation in that respect?—Yes.

39,822. Turning to a return that I have got of the rating of parishes, I observe that the assessments for your whole union do not appear to have gone down much?—No.

39,823. The were 112,000*l.* in the year 1870 and 105,000*l.* in the year 1894. How do you account for that?

Mr. J. Treadwell. —There has been a very large amount of building going on.

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39,824. I am speaking now not of the house property, but of the land. The assessments on land, irrespective of buildings and railways, were 112,000*l.* in 1870 and 105,000*l.* in 1894, a reduction of only 6 per cent., how do you account for that?—I should have thought it had been more.

39,825. The house property, I see, has gone up from 32,000*l.* to 53,000*l.*, but looking at the condition you describe it seems strange that the assessment on land has been reduced only from 112,000*l.* to 105,000*l.*?—We made very large reductions, I am sure.

39,826. (*Mr. Little.*) Does that not point to the fact that it was not assessed up to the rent?—It must have been in some instances much less.

39,827. (*Mr Dalton.*) Has there been any alteration in the unions?—No.

39,828. (*Chairman.*) Is there much land of a very superior character in the valley which has not fallen in price?—That would be so to some extent; there would be land which has not fallen in price so much. For instance, the parish of Aylesbury assessment used to be 15 per cent. under the rental; we found that that was wrong; we had a new assessment of all the union, and ordered the overseers to put them at the rents, as near as they could get them anywhere, and then if anybody felt aggrieved they could go and get it put right upon appeal.

39,829. 15 per cent. below the rental?—Yes; we found that worked very badly because if anyone appealed we could not work our appeals then.

39,830. That seems to account for it; if you have got to add that 15 per cent. to the amount?—That would only be in the Aylesbury parish but there might be other parishes which would be pretty much in the same proportion.

Reduction of rents.

39,831. Do you consider that a further reduction of rent is necessary?—It must be; because the rents cannot be made. I am sure there is no rent made anywhere this year; it cannot be made.

39,832. From what you say there is still a considerable margin of rent in the case of the land which you hold under Baron Rothschild, which is now about 31*s.* an acre?—Yes.

39,833. Compared with many parts of the country that is not a bad rent?—No.

39,834. Therefore there is a margin, and a large margin of rent still?—I think we have 20 per cent. off that now.

39,835. Yes, but those, you said, were only abatements; they were not permanent?—Yes.

39,836. Therefore you and the owner between you think that they ought not to be considered as a permanent affair?—They will have to be so.

39,837 Is it likely to be so?—No doubt about it.

39,838. It would have to go further still?—I think so.

Allotments.

39,839. Is there anything in your opinion to be done in the way of encouraging labourers by giving them more allotments?—As far as we are concerned I employ labourers, and if they have more allotments than they have got now, they will not be any use to me. As far as I can see, if the land does not pay them any better than it does me, they will be a good deal worse off.

39,840. (*Mr. Little.*) Do you apprehend that allotments will be given largely under the parish councils?—Where there is a parish of good land they are all wanting this land, and they want the best off the best farms, which, if they have, of course the people will throw the farms up.

39,841. They have the power, under certain conditions, to take what land they require, have they not?—Yes.

39,842. And they will only take the best?—Certainly.

39,843. That is your experience?—I am satisfied of it.

39,844. That they not only want the best quality, but to be in the best position?—Yes.

39,845. If you take the eyes, or the best parts, out of the farms the farmers will be in a still worse position?—Yes. I myself, if they took my best land, should not continue to occupy the other.

39,846. Have your labourers had plenty of allotments?—Yes, they have had their rood, and so on.

39,847. Have they done pretty well?—Yes; where they have had good land, but I have known instances where they have had allotments and not very good land, and then they have simply thrown them up.

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39,848. You are familiar with the different remedies that are proposed in public for this depression; are there any of them which you think would make a sensible difference in the position of the farmer?—I cannot see one of them.

Co-operation in the sale of produce.

39,849. What do you say about co-operation in the sale of produce?—Not a bit of it. It has been tried. Mr. Pell had a company and he had one of the best men in England, Mr. Turnbull, come up here to manage it, but that failed. If you establish a concern of that kind in London or in any other great town, the first thing you have to do is to get a trade. To get that trade you must sell cheaper than your neighbours, else you will not get the trade. Then that lowers the thing and makes it worse. It brings it down lower still. That has been the case with all these great things.

Fruit culture.

39,850. Then there is fruit growing?—This is my experience of fruit growing. We do grow a good bit of fruit, apples and things of that sort, and we send them to London, when we have got a lot to spare; they send us down a bill and sometimes we have something to pay for the carriage and for the selling, and nothing to receive. That has been my experience.

Account keeping.

39,851. I see you make in your brief a remark about keeping better accounts. I suppose you would not say that it is a disadvantage to keep accounts, but that the mere keeping of accounts cannot save a man?—I think it is quite right to keep accounts.

39,852. You do keep accounts evidently from what you have produced?—I do; I profess to set everything down. But that will not put any money into my pocket.

Sale by live-weight.

39,853. Then there is the selling of cattle by live weight; I suppose you have no objection to that?—I have no objection to it, but I can see no benefit from it. I think you have got to use your judgment as to what the dead weight will be just as much when you have got your live weight as you have before you have weighed them. There is such a varying difference in the offal of these different cattle that I think you have got to use your judgment just as much.

39,854. You yourself have a speciality in farming, but it is not everyone that can develop some special trade?—No, and the worst of it is, that as soon as you get a speciality there are a hundred other people copying you, and spoiling it.

Foreign competition and low prices.

39,855. Then your opinion is that the secret of the depression is foreign competition and low prices?—No doubt about it.

39,856. And that unless something can be done to raise the price you do not see how the agricultural interest can be maintained?—No, I cannot see that at all.

39,857. Do you see anything in the near future to lead you to suppose that prices will improve?—No, I think it looks like the other way. I think that we are sending our improved breeds of stock to other countries, that they are getting their stock better, that they are cheapening their transports, and I think that they are going to flood us with more foreign produce than ever we had, and that we shall get it from places where we have not had it yet.

39,858. The price of beef has been lower lately than it has been for a very long time, has it not?—Yes.

39,859. It has been down to a ruinous price?—Yes. I do not care about the price of corn so much, if I can sell my beef well, and my milk well, for I can use my corn and make beef and milk of it, but now when you have used it your produce makes nothing, and with pigs it is the same.

39,860. The price of pork has gone down even more?—Yes, I have been feeding a lot of pigs now.

39,861. And mutton will probably follow?—I think so; as soon as we get a little stock up of sheep in this country, and perhaps without it.

39,862. If there are to be a great number of unemployed the consumption will probably fall off?—No doubt about it.

Particulars of witness's farm.

39,863. To go back to a part of the Chairman's examination; is the smaller farm, the off farm of 200 acres, in your occupation held under the same landlord as the other farm?—No, it was under trustees when I took it, and now they have sold it. They hung on with it as long as they could, but now they have sold it; it was mortgaged up to the hilt.

39,864. Have you the same advantages there as you have in the other farm, do you farm just as you please?—

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Yes. I have got an agreement there with something about the last year which ties me a little closely, but not much. It is a very liberal agreement; it was made by a farmer who was one of the trustees.

Payment of wages out of capital.

39,865. Perhaps you heard me ask the former witness a question as to whether the wages of labourers had not been in the last few years paid out of the capital?—There is no doubt about it.

39,866. Then if the position of the agricultural labourer has improved, it can hardly be maintained at its present level after the capital of the farmer is exhausted?—I think not. I am seriously considering whether I should not get out of my business altogether, because, as you see, by my figures I am losing my capital year by year.

Rates.

39,867. One or two questions upon the subject of rates: you have been chairman of your board of guardians for many years, I believe?—Yes, some 17 or 18 years, I believe.

39,868. Your union is one which is rather distinguished for good administration according to the law, is it not?—Yes.

39,869. And pauperism has been very much decreased in it?—From 1 in 12 down to 1 in 40 during my time, not as chairman, but during my time as guardian; I think I have been guardian for 40 years.

39,870. That has been partly by good administration, and partly by improvement in the circumstances of the labourers?—Yes. I think if you administer the Poor Law fairly, and without going to extremes, you create a population of people who are not desirous of becoming paupers, and who rely upon themselves more than you do in other ways. By having a lax administration of the Poor Law, I maintain that you encourage pauperism and worsen the people generally.

39,871. The great improvement in the condition of the labourers, the higher wages, and the greater purchasing power of their money, has helped to decrease the rates?—No doubt.

39,872. And what the farmer has lost the labourer has to some extent gained?—Yes.

39,873. Consequently the farmer is fully entitled to any reduction of rates which may have come in consequence of the decrease of pauperism?—I think so.

39,874. Therefore the mere fact that rates have decreased does not prove that rates are a fair burden, does it?—Certainly not.

39,875. And though you pay less in rates than you did, do you find that you are as well able to pay what you have to pay now as you were?—Not quite. I could pay a bigger rate when I had got a bigger income.

39,876. Do not these reduced rates take a larger part of the produce than they did?—Certainly.

39,877. That is a fact, and unquestionable?—Yes.

39,878. (*Mr. Dalton.*) Do you consider that the landlord or the tenant would benefit most if the rates were, as I understand you propose, taken off the land altogether?—I think a great many landlords require the burden taken off the land as badly as the tenants.

39,879. I am not saying that they do not require it to be taken off; I only ask which you think would benefit most?—I think the tenant would certainly, because there is no chance of the landlord putting any increased rents upon the farms at the present time.

39,880. Do you think if the rates were taken off, it would to some extent arrest the fall in the rent that you are anticipating?—No, not one bit.

39,881. Who is to pay if they are taken off from the land?—That I should leave to our statesmen.

39,882. Do you propose that the money should be raised in your union or that it should be raised by——?—The Chancellor of the Exchequer.

39,883. You think that the cost of the poor, and some of these other matters, should be a national charge then?—No doubt about it.

39,884. Are you aware of the report of the Poor Law Commission of 1834?—That is before my time.

39,885. I think they reported that the most disastrous thing for the administration of the Poor Law that they could well conceive would be the administration of relief being made a national charge; do you not think that it would to some extent induce lax administration?—No, I think the contrary, for this reason; you see that Government have the charge of the taxes and there are no more stringent officials of any bodies than those tax officials, therefore I think if Government administered the Poor Law, their officials would be quite as strict, and much more strict than many of us are now.

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39,886. Do you think the Government should administer the Poor Law?—Of course if they find the money they would take care they administered it.

39,887. You do not propose, as some do, that the guardians should administer it, but that the Government should find the money?—I have always advocated this; I said what I should advocate was for the Government to pay for it and send down a paid chairman to administer the relief the same as we have paid magistrates.

39,888. Your rates now amount to 2*s.* in the £, I think?—It is about that.

39,889. What does that come to an acre?—If you take the value of our union I suppose it would be about 2*s.* an acre.

39,890. And the rent would be about how much?—About 1*l.* I should think.

39,891. Do you consider that the rates bear a larger proportion to the produce than they formerly did?—No doubt about that.

39,892. Do you consider that the rent does?—Yes.

39,893. If the rates be according to the rent, it would follow that the rent bears a larger proportion than the rates do to the produce?—I do not quite follow you.

39,894. Your rates go according to your rent, I understand?—Yes, they do, with the exception of this abatement.

39,895. But speaking generally they go according to the rent?—Yes.

39,896. You say the 2*s.* per acre rates that you pay now bear a larger proportion to the produce than they did formerly?—Yes.

39,897. It would also follow that the 20*s.* which you pay for the rent will also form a larger proportion to the produce than it did formerly?—Yes, it takes more produce to pay it, you know.

39,898. Therefore if you take the proportion of the rent and the rates to the produce, the grievance is 10 times as great in the case of the rent as it is in the case of the rates, the rent being 10 times as great as the rates, so that your grievance against your landlord is much greater than your grievance against the rate collector?—No, because I think the rent has been reduced in a much larger proportion than what the rates have.

39,899. I understand that cannot be the case, because you pay your rates according to your rental?—Yes.

39,900. Therefore they have had that reduction, and they have also had a reduction from 2*s.* 6*d.* to 2*s.* in the pound besides?—This last 20 per cent. which we have had abated, does not come into the calculation, and that makes one-fifth difference.

39,901. That is a temporary business?—But that will have to be a permanent one, and it will have to be more still, so that I cannot quite see that you are correct in what you put.

Consumption of corn and cake.

39,902. (*Mr Clay.*) You seem to go in largely for the use of cake, and your own home-grown corn upon your farm?—I have done.

39,903. And have you found it very beneficial, especially upon grass?—Yes, very much so upon grass.

39,904. Is that the reason that you are under the Agricultural Holdings Act—you consider you are safer there?—No, we consider ourselves safe altogether without anything under the Rothschilds. We do not think much about that.

The Agricultural Holdings Act.

39,905. But you believe in the Agricultural Holdings Act giving compensation?—Certainly; if you are going to leave, it is most necessary that there should be compensation for unexhausted manures.

39,906. But the Agricultural Holdings Act only deals with outgoing tenants?—That is so.

Compensation for consumption of home-grown corn.

39,907. So I think you would like, by your evidence, to see home-grown corn taken into account in the Agricultural Holdings Act?—Most decidedly; I have always advocated that.

39,908. And you would see no difficulty of arriving, by properly kept accounts, at evidence to give to the arbiter or the landlord, showing that you had used such a quantity of corn on your farm?—Not at all.

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39,909. You heard the examination of the first witness to-day, and what I asked him about manures, such as undecorticated cotton cake, and others?—Yes.

Use of undecorticated cotton cake.

39,910. Have you found them more beneficial for sheep and grass than you have the oil cake?—I have always thought that where I used the manure from the decorticated cotton-cake it gave me better return than the manure from anything else. When I have given my sheep, for instance, on the roots decorticated cotton-cake, I have always thought that the barley yielded better after that than it did after anything else. But I have no data to go upon, it is simply my own practical knowledge of what the result was in my own mind.

39,911. In your experience, and it has been a long experience, you have had more advantage from this class of cakes than any other kind?—I think so. I use a great deal of undecorticated cotton-cake, and maize meal for my dairy cows, and have thought it very advantageous. I took the cue from poor old Dr. Voelcker; he used to tell us so, and I used to take notice of what he said.

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39,912. I think you will bear out this, that nothing will recoup, or make a pasture as quick as a liberal use of cake by either sheep or catttle?—I am quite of that opinion. I think I have proved it up to the hilt. I feel satisfied now that this high farming means higher losing. When our produce made a good price, high farming paid very well; but now, the higher you farm, the more money you lose I think, at the present price of produce.

39,913. That is on account of the depreciation of the produce off the farms, either beef or mutton?—Yes.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Seventy-Fourth Day.

Thursday, 14th February 1895.

PRESENT:

VISCOUNT COBHAM IN THE CHAIR.

The Right Hon. HENRY CHAPLIN, M.P.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
WALTER HUME LONG, Esq., M.P.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., *Assistant Secretary.*

Major PATRICK G. CRAIGIE called and examined.

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39,914. (*Viscount Cobham.*) I think you are Director of the Intelligence Division of the Board of Agriculture?—I am.

39,915. You are come here to-day prepared to give evidence upon certain tables and memoranda handed in by Mr. Elliott, the Secretary to the Board, relating to the position of agriculture in foreign countries?—Yes.

Agriculture in Denmark.

39,916. Will you state shortly what those documents are, and on what information they are based?—The first document which was put in is a memorandum on the agricultural features of Denmark, and the steps taken to develop the export trade in dairy produce, live stock, and bacon, from that country. The memorandum makes mention of the different authorities which have been consulted in compiling the statements made. These are the agricultural and trade statistics of Denmark, the various consular and diplomatic reports, which have been issued by the Foreign Office, from that country, and also Danish works, such as a Danish work on the dairy industry by one of the State dairy advisers, and a report by the Superintendent of the Department charged with the supervision of the State consulting agricultural advisers in Denmark. (*See* Appendix A. XX.)

39,917. You have not been in Denmark yourself, have you?—I have not been in Denmark, and I have no personal knowledge of that country except from the returns and reports.

Agriculture in the United States.

39,918. Then as to the memorandum respecting the agricultural position of the United States of America. (*See* Appendix A. XXI.)?—That is a memorandum tracing, again, mainly from official documents, the position of agriculture at the present time in the United States of America, the changes in the extent of land under wheat, the changes in the production and export of grain, and the changes in the production and export of live stock and dead meat from that country, with certain incidental figures which I have collected during visits that I have paid to the United States. The reports of the Census are the basis of the first part of the figures; the different reports and returns of the Agricultural Department of the United States I have also used to show that in some respects they corroborate, although in some they slightly differ from the Census; and then again reports from some individual boards in particular States of the Union, which I obtained directly, are given more as an illustration of the class of statistics that are locally prepared for the use of the farmers in the States themselves.

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39,919. You have visited the States yourself, I believe?—On two occasions. I visited the States in 1884, and travelled through a considerable number of the States, as far west as Utah and Idaho, and returning through the Northern States, through Dakota and Minnesota, and back to the eastern sea-board on that occasion. In 1893 I again visited the States, and passed through the Eastern States, visiting several of the experimental stations and colleges, as I was asked to do on behalf of my Department, and afterwards I paid a private visit to the West on my own account, when I went as far as California and down the Pacific Coast, and came back through the Southern States and New Orleans.

39,920. How much time did you spend altogether?—On the first occasion three months or a little more; on the second occasion I was only two months away; I was on official duty for about three weeks of the time, and took holiday part of the time.

39,921. With regard to Memorandum No. 3, will you please describe it. (*See* Appendix XXII.)?—Memorandum No. 3 consists of a series of figures extracted from our returns, showing the acreage of corn crops as a whole, the acreage of wheat, the acreage of potatoes, and the numbers of cattle, sheep, and swine in certain European countries, which I understood Mr. Elliott undertook to put in when he was before the Commission. Those are put forward rather for information than for any comment that I have to make.

Agriculture in Denmark.

39,922. We will take the subject of agriculture in Denmark first: we think that the information you have given us in this document is so complete that it will not be necessary for me in examination-in-chief to go through the whole of it, as it would be practically merely a repetition;

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but would you kindly give us the general purport and effect of this memorandum. (*See* Appendix A. XX.)?—The memorandum on Denmark begins by showing the extent of the territory and the character of the cropping, so far as our official figures permit. I would point out that the latest figures as regards acreage only come down to 1888, and I am not in possession of more recent information from the Danish Government.

39,923. You give us a table giving a description of the various crops from 1871 to 1888?—For such dates as are available.

39,924. What are the most striking features in your opinion in this table?—I think that one of the features that must attract attention, coupling the effect of that table with the nature of the exports from Denmark, is that what we should call arable land is drawn upon very largely for the production of dairy produce. This is obvious since the entire extent of grass meadow and permanent pastures, according to the latest returns here, are not three millions; adding the clover and grass, they come to about three millions or a little more, while the arable land, other than clover and grass is nearly as great.

39,925. With regard to the live stock, it is shown here that horses, cattle, and swine are very largely increased in numbers, but that sheep have diminished?—That I think is a feature which may be said to be perhaps common to Europe. An increase of cattle seems more general, and a decrease of sheep seems very general, but the sheep in Denmark have fallen off very considerably indeed. In the period given in the table they have fallen off by one-third of their whole number; the cattle do not appear to have increased more than about a fourth—a little more than a fourth,—but swine have increased considerably. The number of cows are shown in the second table, and they have increased in the 20 years from 800,000 to rather over a million.

39,926. The increase in the cows pretty nearly accounts for the increase in the cattle generally?—Not quite; there is the young stock; but I would point out that the increase in the number of cows in Denmark does not do more apparently than keep pace with the population of Denmark. There are only 449 cows per 1,000 of the population now, and there were 448 per 1,000 of the population in 1871.

39,927. Probably the produce from the cows is considerably increased, owing to the improved system of management?—I think it is obvious that some improvement must have taken place in the production. Besides that, the following tables will show that there is a considerable import of dairy produce into Denmark as well as export from Denmark; and probably some of the dairy produce imported into Denmark is consumed in that country not being quite of as high a class as the produce that is made in the country and exported. I think the subsequent tables would rather indicate this.

39,928. (*Mr. Little.*) Spurious dairy products also, such as margarine?—The import of margarine is shown. I think a very large quantity of buttter comes in as we see on page 5 of the memorandum. (Appendix XXI., par. 17.)

39,929. (*Mr. Lambert.*) Have the imports of artificial feeding stuffs in Denmark increased enormously since 1878?—Bran and oil cake.

39,930. Would that not to some extent account for the increased productive power of the cows?—Undoubtedly it is one of the features.

39,931. (*Viscount Cobham.*) How do you account for the considerable increase in the number of horses in Denmark?—I have not seen in official returns any distinct reason for the increase in the number of horses in Denmark. I fancy that the increase is almost entirely in the better class of horses in Denmark.

39,932. For export?—Yes, to a large extent. The export of horses has not been shown in the returns that I have got. But there is a somewhat considerable export trade in horses.

39,933. I was rather surprised, because arable farming has probably somewhat diminished?—The arable land does not show much diminution in Denmark.

39,934. It has diminished, I think?—It has on the whole, I think. I am not prepared to say that the number of horses returned from Denmark are as here only those employed in agriculture, they may be on the farms, and may be employed for other purposes. Of course there is a good deal of internal trade—small men working in other directions as well as on their farms. I have no official returns on the subject of horses in Denmark distinguishing the one kind of horse from another.

39,935. Will you take the table showing the imports into Denmark of bran and oil-cake?—That shows a large increase of those substances.

39,936. An increase in bran of from 12 millions and a half lbs. in 1878–9 to 194½ millions in 1892–93; and in oil-cake from 13¾ millions lbs. to 150½ millions in the same period?—I think I would point out that the increase in bran, although it was very great up to a certain date, has not continued. It has fallen off since 1890 rather considerably. The present figure has gone back to about where it was eight or nine years before. The increase in oil-cake was continuous up to 1891; there seems to have been a slight decrease since.

39,937. (*Mr. Lambert.*) Might that not be accounted for by the Denmark people using their beet instead of the bran, and also using their home-grown corn instead of oil-cake?—It is very probable.

39,938. (*Viscount Cobham.*) The export trade in agricultural produce from Denmark is confined to animals, animal products, and barley. The net exportation of those animals for a series of years is shown in the table at the bottom of page 2; what is the general effect of that table?—There is nothing very remarkable except the falling off in sheep, I think. (Appendix XXI., par. 7.)

Danish export trade in agricultural products.

39,939. And that has practically come to an end?—The live animals, of course, have been exported very largely to this country, and in so far as in the latest year the trade with Denmark was necessarily interrupted on account of disease, the falling off in the latter year is probably not an economic necessity—not from the number of cattle falling off, but because of the necessity of restricting the trade in live animals. There has been some slight development in Denmark, which I have not mentioned in this memorandum, because it has only come under my notice very recently, of the trade in dead meat which of course takes the place to some extent of the exported live animals—I mean in fresh meat; because the importation into this country of Danish cattle is prohibited. Therefore they have turned their attention to sending meat over in a fresh form and killing it on the other side. Several export abattoirs have been started, and experience has shown so far that although it is not so profitable a trade altogether as was the trade in live stock, it offered a considerable means of disposing of their fat stock and especially of their old cows.

Dairy industry in Denmark.

39,940. The figures show a very large increase in the export of both butter and bacon; to what causes do you attribute that great development of the export trade?—Various causes operate to produce that. As I have mentioned before, there is to a certain extent an import of foreign butter which is shown in the later tables, which enables them to dispense with some of the produce of their own country. The production of butter has also been developed by the effort of the Government to direct attention to the dairy trade, and by the large extension of a co-operative system of dairying, which is described in this memorandum, by the educational efforts that have been made in Denmark, and by the assistance lent by the Government by agents abroad to push the trade in Danish products in other countries.

State aid to the Danish dairy industry.

39,941. Can you state a little more in detail what the State have done to promote the dairy industry in Denmark?—On page 3 of the memorandum I have mentioned the encouragement which was offered originally by the Royal Danish Agricultural Society, and seconded afterwards by the Government inducing a number of scientific men to undertake researches to determine various questions that were in doubt about the processes of dairying. (Appendix XXI., par. 10.)

39,942. Is the Royal Danish Society supported by the Government?—It is very closely associated with the Government as will be seen in several parts of this memorandum; it is an independent society but largely helped by the Government.

39,943–4. In money, or in other ways?—The grants I think are detailed in a return which this Commission obtained from the Foreign Office, a paper showing the assistance which the Government gave in various forms. I think, it was a return in answer to an inquiry sent by this Commission, and as it was before the Commission already I did not include figures in the memorandum communicated. The several steps taken are detailed in this report beginning with the reports of the Royal Danish Agricultural Society and the technical steps taken by the agriculturists themselves in directing attention to selection, feeding, and management of cows; the promotion of winter calving, bringing the cows into milk at seasons of the year that will enable them to turn out the milk at a better advantage; and in particular the action of co-operation, enabling them to

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bring their produce to the centres, and to so distribute it to advantage. But the direct action of the Government is also shown in the appointment of officers as advisers, and also more recently by the appointment of consulting experts abroad. On page 13 the instructions of the agricultural experts are detailed, both in the case of the consulting dairy expert and of the consulting dairy expert who is sent over to England, and also the instructions of the officer who is consulting expert in live stock. (Appendix XXI., par. 30.)

Prices of Danish butter.

39,945. The result has been that the exports into the United Kingdom of butter have been enormously increased and that the butter commands the highest market prices here?—The prices are detailed on page 4, so far as we have obtained them from Mr. Boggild's work. (Appendix XXI., paragraph 15.)

39,946. Would they compare with the prices of the best home-made butter?—We are not in possession of any very really good series of statistics of the price of butter in this country. We have no good return of dairy produce. Butter, of course, varies very much with the season of the year in price, and in different places. We have the Irish figures which probably are the most complete. That, of course, is a butter which is rather different from the Danish. Danish butter has taken a very high name as a rule in our markets here up to the present time.

39,947. It is sold all over the country, even in the smallest towns and villages?—It is. The Danes are now professing a good deal of alarm as to their ability to hold the market in the face of the Australian competition to which they are likely to be subjected in this country.

Danish exports of butter.

39,948. Have they been able to maintain the export pretty steadily during the autumn and winter?—They keep up their export very closely to the demand; they seem to gauge the market very carefully, and I think their practice with their calving and stall feeding throughout the winter, producing their butter uniformly throughout the year, prevents their having it all at one time, and so burdening the market at one time. Then the co-operative dairies, of course, manage their business so as to meet precisely the demand that they find abroad, so far as they can. The regulations of some of those societies have been given in this memorandum in case of the Commission's desire to see them, on pages 6 and 7. (Appendix XXI., paragraph 19.)

39,949. (*Mr. Lambert.*) Are those figures compiled from a return presented to Parliament?—The earlier figures?

39,950. I mean the whole of them?—From different returns; from the Danish trade returns, and certain returns sent by our Consuls from that side, and whatever sources we can get them, but they are all from official sources, either Danish or British.

39,951. If I recollect aright, there was a return presented to Parliament about, say, 12 or 18 months ago, showing the nature of the dairy-farming in Denmark and in other countries, Sweden and Germany (C. 7019; 1893)?—That is a return issued by the Board of Agriculture.

39,952. Are these figures compiled exclusively from that return?—Not exclusively from that return; we have taken that return as giving the figures which we had at the date of that return, supplemented by any more recent returns we have.

39,953. This is brought up to date?—It is brought up to date from all the sources from which we could receive information, but a number of the figures are in the earlier report.

39,954. (*Viscount Cobham.*) Have any of the figures been collected by the Agricultural Department without having been laid upon the Table of the House of Commons?—The Report, C.-7019, is a Parliamentary paper.

39,955. Are the figures you give to-day wholly derived from this report?—No, from that and other later sources. The Foreign Office have published several consular reports, and we have also the Danish statistics in the original Danish.

39,956. (*Mr. Lambert.*) Are all the figures contained here available through returns that are available to the public, or have they been laid upon the Table of the Houses of Parliament?—A very large proportion of the figures are certainly embodied in the consular reports and in our report, but I should not be prepared to say that we have not got some returns from Danish sources, which may not be in those, because we have had the original Danish returns sent over and translated.

39,957. (*Mr. Giffen.*) And in any case you have brought the figures together, as they are not brought together in any other return?—They are not brought together in this compact form in any other return.

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39,958. (*Viscount Cobham.*) Then you say that in order to maintain this great export of butter there is a considerable import of butter into Denmark, would that be mostly butter of an inferior quality?—As regards the butter from Finland, the impression I have gathered from the returns is that it is of an inferior quality. There is a certain amount coming in probably from Finland which is returned as from Russia.

Imports of butter into Denmark.

39,959. They probably consume the inferior butter and export the best?—I think it is probable; the figures rather suggest that. It ought to be pointed out that they do receive some butter even from ourselves. In these three years mentioned, a few hundred thousand pounds were imported both from America and from England. But the great import into Denmark comes from Sweden, and Sweden herself is now a country which exports a considerable amount of butter direct to this country.

Consumption of margarine in Denmark.

39,960. As to the manufacture of margarine in Denmark, is that conducted under strict restrictions?—I believe the figures as regards margarine are given on page 12 of this memorandum. According to the Danish paper that is quoted, on the 19th October last there were 16 margarine factories in Denmark itself, and the total production of margarine in Denmark was therefore nearly 18 million lbs. in the year up to 31st March last; and the import of this article was not a very great amount; the import only amounted to about 2½ million lbs., but while they made a large quantity in Denmark itself, their export is practically nil, they have very careful regulations on the subject. (Appendix XXI., paragraph 27.)

39,961. (*Mr. Dalton.*) Is it the fact that they do not send over any of that as butter or mixed with butter?—A very stringent margarine law has been passed in Denmark. It was the subject of a consular report that was circulated some years ago, which showed the various tints and colour allowed by the peculiar regulations that they make to ensure that no margarine should be exported as butter.

39,962. (*Mr. Giffen.*) Are you aware that the Danish Government have been very anxious to get our Government to adopt very stringent regulations here as to the manufacture of margarine, so as to put all on the same footing?—Certainly.

39,963. And that they are not in favour of the development of margarine at all?—Not at all; they are very strongly of the other way of thinking.

Danish co-operative dairies.

39,964. (*Viscount Cobham.*) You give here the articles of association of a co-operative dairy; is that fairly representative of the lines upon which these associations work?—I think so, according to the best of my judgment.

39,965. Are the associations themselves in the nature of a limited company?—They are in all cases made up of farmers who produce the milk. Outsiders, I think, are not brought into the companies at all, for the purpose of profit, so that it is really persons who are themselves producers who are combined in these companies. Whether they are technically limited companies for the moment I cannot say.

39,966. The main object of the association is not to earn profits for the association?—The object is profit to the producers rather than a profit on the working of the company.

39,967. (*Mr. Little.*) The interest in the association is attached to the farm, it appears?—It is.

Wages of agricultural labourers in Denmark.

39,968. (*Viscount Cobham.*) Then dairy shows, I see, have been promoted of late years in Denmark?—They have with a view of improving the stock and the produce.

39,969. Lastly the memorandum deals with the wages of agricultural labourers in Denmark, and you give us some figures, showing that there has been a very large increase in the wages of Danish labour?—Those are taken from Danish sources, from a report by Captain la Cour, who is director of the department charged with the supervision of the consulting experts. He gives certain figures with regard to the labourer's wages which are interesting, and which show the wages paid at the dates given. I have nothing for 1894, but apparently I understand that wages in 1893, were considered to have somewhat dropped from the level at which they were before. It will be observed that the table in my paper on page 17, does not give the intermediate years between 1888 and 1893, but only gives them for such years as are available. (Appendix XXI., par. 39.)

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39,970. Still, there has been a very large increase in the rate of wages since 1871?—A very large increase. The centre table on page 17 shows that very clearly. In the case of the adult male labourer, the wages rise from 7*l.* 11*s.* 8*d.* to 12*l.* 1*s.* 7*d.*, and women's labour rises from a little over 4*l.* to a little over 6*l.* (Appendix XXI., par. 40.)

39,971. Has the effect of that increase been that agriculture in Denmark is under some depression at the present moment?—That seems to have been the complaint in several districts.

39,972. They also have to contend with an increasing amount of foreign competition?—They are afraid of that.

Export of milk from Denmark.

39,973. Can you give us any more particular information as to the position of the Danish farmer?—There is a new development which has only come under my notice within the last day or two; that is, the export directly of milk as distinct from its product, is being projected. It is understood, I believe, that some arrangements are being made by a company at Copenhagen, for the export of something like 10,000 gallons of frozen milk a week to the United Kingdom. That is only a project as yet. We are now receiving milk as a part of our regular import from Holland, and this would be an increase of competition in a new direction in this country.

39,974. Where is the milk taken to—London?—The milk that comes in from Holland, I think, comes, a good deal of it, to Harwich. I am not certain how it is distributed, but I fancy it comes to London eventually.

39,975. (*Mr. Everett.*) Is that frozen, do you know, or does it come in a liquid condition?—This latest proposal of Denmark, I understand, is for distinctly frozen milk.

39,976. You do not know about the Dutch milk?—That I have not included in the present subject of inquiry.

39,977. (*Mr. Giffen.*) There is direct steam communication between Denmark and Harwich, is there not?—There is between Denmark and Harwich, and between Denmark and Hull, I think.

Size of farms in Denmark.

39,978. (*Mr. Gilmour.*) Have you any figures of the average acreage of the farms which are affected by this system of co-operative dairying?—I think information on this subject will be found in the report of Mr. Jenkins to the last Royal Commission, which is, I think, in the hands of this Commission. He gives typical examples of the size of the farms which he visited under the dairy system, at the beginning of this book.

39,979. They are small, I suppose?—They are a great many of them small, certainly; but not all of them are small by any means; there are some large farms among them, but there are more small farms than we have here. The advantage of the co-operative system is that it enables the small men to make the best use of their produce. They have not quite the machinery on their own premises to deal with the milk product, so that they do it by means of those co-operative associations.

39,980. Have you any general information to show how individually these small farmers are benefited by this system?—I have no other direct information than that which is put in the paper.

Danish bacon exports.

39,981. What class of bacon does this Danish bacon compete against in our country; do you know the quality of it, is it a high-class bacon?—I am afraid I am not able to answer that point directly. I understand that the bacon factories have not been quite a success everywhere. I have seen Danish statements to the effect that they are considering that they have been trying to do rather too much in the way of bacon exports. I fancy that they have not been pleased with the prices that they have obtained for their bacon; but there is a very considerable export. I am not prepared to say what the quality of the bacon is; I have not sufficient expert knowledge.

Danish consulting experts.

39,982. Have you watched the manner in which the duties of those consulting experts in England have been carried out?—I have had occasion to hear how their work is being done, and certainly it seems to have been very well done. They keep their own government and their own producers very well informed of every change of price, and show themselves very much on the alert in watching for everything that may affect Danish butter in our own markets here.

39,983. And that is really a good and practical part of their scheme?—Undoubtedly.

Increase of arable dairying in Denmark.

39,984. (*Mr. Little.*) The official returns as to cropping are a very great contrast to our returns in respect to the large increase of arable land while pasture land remains stationary, or practically stationary?—I think I have already said that one of the features of this table apparently is that it is a case of arable dairying very largely.

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39,985. There is an increase of corn crops which we have not?—There is a considerable increase in oats.

39,986. There is an increase of about 12 or 13 per cent. in corn crops taken altogether it seems; and clover and rotation grasses seem to have increased by one-third?—Undoubtedly; and I believe that is very largely for use in dairy work.

39,987. The increase in the cultivated area is very similar to that in our own country, they bring a larger quantity into account than they did before?—Of course, that remark is always subject to the suggestion that any returns which have been collected after a series of years probably become more strict and more accurate as time goes on, but land may be also brought into account which was not formerly brought into account.

39,988. What has puzzled people in reference to our own returns is that while it is said that land is going out of cultivation, land under crops, bare fallow and grass, almost every year shows an increase?—That feature would be the same in the Danish returns.

Danish butter quotations.

39,989. You have given us a table of the wholesale prices of butter, and you state that the prices are fixed by a committee at Copenhagen; do you know whether that committee is a committee of interested persons like the Cork Butter Market Committee?—The committee are a committee appointed for the purpose; they represent producers, export merchants and butter brokers.

39,990. I do not know whether you can tell us whether they are disinterested or interested persons?—They are interested persons as producers and exporters.

39,991. Then it differs from the Cork Butter Market Committee which is entirely a committee of traders?—I am not acquainted with the constitution of that committee.

39,992. The great increase in the export of dairy produce, and the great improvement in quality of that produce, have been due, I gather from this memorandum, greatly to co-operation?—That is my impression.

Regulations of co-operative dairies.

39,993. And to the stringent regulations which those co-operative societies have impossed upon the members with regard to the breed of cattle, the food they consume, the manner in which the milk is handled, and generally?—And on the quality of the product, they have kept up the uniform quality of the product.

39,994. I mean those regulations have been made with a view to improve the character and quality of the produce, and they appear to have been very successful?—That is so.

39,995. The system of paying for the milk according to its fat contents, has been very beneficial?—I think so, undoubtedly.

39,996. Because it has prevented adulteration. Are you aware whether it has been attempted in England at all?—Yes, I have certainly seen it advocated, but I do not know how far it is a matter of practice.

39,997. You do not know of any case where the large buyers of milk, or the factories, have laid down a similar scale for payment?—I am not aware that that has actually been done here. I have certainly seen it advocated.

Consulting agricultural experts.

39,998. We have nothing like this Danish system of having experts stationed in foreign countries for the purpose of watching the development of our trade?—Not that I am aware of.

39,999. Your Department has nothing of the kind?—No, we have no means of that kind at present.

40,000. (*Mr. Giffen.*) We do not export our agricultural produce, I suppose?—We do export certain forms of agricultural produce to great advantage, such as high-class stock and a few very special articles; horses, for instance, are exported to advantage.

40,001. If we were to do it for agriculture, I suppose we would have to do it for the thousand and one other industries which we have in the United Kingdom, whereas in Denmark they have only one industry practically?—(*No answer.*)

Agricultural depression in Denmark.

40,002. (*Mr. Little.*) With all this export of dairy produce, and the great increase in the quantity produced, they have not been able to secure themselves in Denmark against agricultural depression?—Apparently not, judging from the reports of meetings in Denmark that we have seen recently.

40,003. I see on page 16 that they attribute the depression to the fall in prices of live stock, cereals and butter which has been brought about by foreign competition, and that they also complain of the increased rates and taxes, the

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enhanced expenses of management and maintenance of holdings, and the great cost of labour as contributory causes?—All those are urged as reasons. (Appendix XXI., par. 38.)

40,004. They are complaints which are very similar to those which are made in England, are they not?—Very similar.

Danish exports of bacon.

40,005. (*Mr. Dalton.*) I see from the table on page 3 that the increase in the export of bacon is even larger than the increase in the export of butter?—In weight. (Appendix XXI., par. 8.)

40,006. The number of swine have increased more rapidly than the number of cows, have they not?—I think it should be pointed out that the keeping of swine is very closely associated with dairy business, and can be worked into the work of the dairies.

40,007. Do you think that that accounts for the whole of the increase?—Not the whole, probably, but a very large portion of the increase. The development of the dairy trade will necessitate an increase of swine in order to use the by-products of the milk.

40,008. The increase in the export of bacon is considerably larger than the increase in the number of swine; what do you attribute that to?—I have no doubt that the development of the pig stock of Denmark has proceeded as well as the development of the cattle, and that a quicker fattening has been produced, and that a larger number of animals are turned off from the same nominal herd.

40,009. Is it as important a branch in the agricultural industry as the dairy farming?—It is not so important, and recently it is not giving satisfaction as regards prices. On several occasions lately it has been pointed out that they have been rather overdoing the export of bacon, and that too many factories have been started without very great commercial success.

40,010. You do not at all know what is the price of the bacon that they send or the quality?—I think probably a rough approximation could be ascertained from the Board of Trade returns by taking the values of the imports of bacon which come here. We could ascertain the value of the Danish imports in that way, but I have not got the figure with me.

Consumption of margarine in Denmark.

40,011. You have no doubt, with regard to this large production of margarine, that it is entirely consumed in the country, and that none of it comes over here in the butter?—I have no reason to suppose that it does come out in Danish butter. I know the efforts they make to prevent it are very great, and that they are very anxious indeed to have any case in this country, where there is any suspicion of margarine being in the butter, proved and detected. We have had representations on the subject frequently from the Danish Government.

40,012. There seems to be very much less butter per head of population consumed in Denmark than was formerly the case?—It would appear that they are consuming the margarine themselves.

40,013. Is it because they find it so good, or because it is so very much cheaper?—They find it suitable to their own wants, I suppose, and they prefer the profit on the butter.

Spergula.

40,014. (*Mr. Little.*) Do you know anything about the spergula, which figures so largely in one of the tables?—It is of course used as a forage crop.

40,015–6. Is it grown annually?—I am not acquainted with the way in which it is sown; I fancy not. It is a crop which occasionally, I think, I have seen in this country as a very rough weed.

Danish co-operative dairies.

40,017. (*Mr. Lambert.*) Do you know how many cows it takes to keep a co-operative dairy factory going, what would be the minimum number?—I do not think I have an actual statement of the minimum number of cows. They vary in number, certainly, according to the area. In paragraph 12 of the Articles of Association there is mention made of the number of pounds that any member must send in; if a member supplies less he has to take certain special steps in sending in the milk. (Appendix XXI., par. 19.)

40,018. My meaning was, how many cows it would pay a certain district to keep, or how many cows it would be necessary to keep in a certain district, in order to establish a dairy factory according to the Danish plan?—I am afraid I have not got information on that precise point of the number.

40,019. You, of course, would not be able to say how far the dairy factory would be from the holding of the actual producer of the milk?—That must vary in different districts.

40,020. I wanted to know how far a man could profitably send milk to these dairy factories?—I think paragraph 12 deals partly with that. If a member supplies less than 100 lbs. daily he must take the milk to the nearest high road along which the dairy cart runs. He does not himself send it the whole way; the cart collects it at certain points and will collect it from his farm if he has larger quantities, for, as the paragraph says, quantities exceeding 100 lbs. will be collected from his house. (Appendix XXI., par. 19.)

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40,021. You have no information as to the extent of the round traversed by these carts?—I am afraid I have not the actual mileage. That must be a matter for regulation in each case. It must differ very much I should imagine.

40,022. Naturally, but I wanted to know whether you had any information for the guidance of English farmers who may, perhaps, care to start butter factories?—The information does not give the actual mileage travelled by the carts.

40,023. A rough general estimate is all I want, and also how many cows it would be necessary to keep. You say that lately there has been a project for delivering frozen milk to London from Copenhagen?—Yes.

Freights on milk and butter from Denmark.

40,024. Could you give us at all the rates for the carriage of the milk from Copenhagen to London?—I am not in a position to state that any milk has yet been carried, therefore I do not think there is any rate quoted; I have not seen any rate quoted myself. I think it is, as I mentioned before, as yet a project only.

40,025. I understood that, but I do not know whether you have any information of the rates which are charged for milk from Copenhagen to London?—I have not with me at this moment.

40,026. Would you have the cost of conveying the butter from these butter factories to London?—The rate of freight?

40,027. The cost of conveying; how much they can put their produce upon our market at?—We know the general price which the produce commands here, and there is the price given on page 4, and from that we could form our impression of what it is, but I have not the freights on butter. (Appendix XXI., par 15.)

40,028. Would it not be interesting to get them in order to compare them with our own?—I have not got any information on the subject. It might be desirable to obtain them if they could be obtained, but I should imagine they may fluctuate very much from time to time probably.

Danish butter quotations.

40,029. (*Mr. Channing.*) Are the wholesale prices which you have given in your memorandum the prices in Denmark or the prices here?—These are the Danish prices converted into English currency.

40,030. Are they the prices in Denmark of butter before it is sent over here, or are they the prices in the English market?—That is not the price in our markets here; it is the price which is paid to the exporters on the other side. These are the published prices at which the butter is sold wholesale in Copenhagen; but presumably there must be a profit on that price or it would not pay the trade.

40,031. (*Mr. Lambert.*) I do not think you would find that the rates of freightage, the cost of transport, would fluctuate much otherwise it would disorganise the trade?—I have no information on the subject of the rate of freights at the moment.

Cork butter prices.

40,032. As I understand, you say that the Irish figures for prices of butter are much more complete than the figures which can be obtained in England?—There are more quotations made, but I think I understood from a Commissioner that the Cork figures were open to some challenge.

40,033. (*Mr. Little.*) The Cork record is a complete one. The prices are fixed as between the producer and the merchant, and they are so far a correct record; the exporter at Cork supplies butter to his customers in England at the prices fixed by the Committee; therefore the record is good, but the contention is that the prices are fixed with a view to benefit the trader rather than the producer?—I was not aware of the method.

40,034. (*Mr. Lambert.*) Did I understand you to say that it was difficult to get the accurate prices that butter and dairy produce were sold at in Great Britain?—It is. I have several times endeavoured to obtain a good record of the prices of dairy produce in this country, and there is at present no market record.

40,035. Then I understood you say that the record in Ireland was much more complete?—There, as I understand, more information is published of the market prices.

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40,036. Why cannot we get our figures as complete as the Irish figures?—I fancy it is simply that the importance of the trade in Cork has been such that they have published these prices more correctly. There has not been any like body interested in the trade to obtain these figures completely here. Probably the best figures we could get are the figures which are published in a newspaper such as the "Grocer" or some of those papers. Those papers have given at different times a number of quotations of Irish butter of different qualities, but there are no official quotations.

Prices of British dairy produce.

40,037. (*Mr. Giffen.*) You get the prices of the imports by dividing the values by the quantities and that gives you a figure on a large scale?—But that would not give you information of the prices of Irish produce in British markets. I have seen some individual compilations and figures kept by particular land agents, or particular persons interested; they are very interesting as far as they go, but they are purely local, and we have no averages from our markets here. The great objection to the returns which I have seen is the great variation in price between qualities and between one part of the year and another. In the case of the Danish figures everything is reduced to a system by these co-operative committees fixing their prices.

40,038. (*Mr. Channing.*) My point was whether or not it would be desirable, owing to the apparent opening there is for an extension of dairy farming in this country, for a more accurate and complete record of the prices to be obtained for British dairy produce?—I think it would be desirable if we could have such prices; but there would be this one great difficulty in regard to everything that differs much in quality, that a mere record of prices, unless it entered into the quality and description of the produce might be somewhat misleading.

Danish butter quotations.

40,039. (*Mr. Dalton.*) These Danish prices are the highest, are they not?—These prices that I have given here are the prices fixed weekly by the agent.

40,040. That is for butter of the best quality?—They must come up to the quality which would pass examination.

40,041. It is the average of the highest weekly?—Yes, practically.

40,042. (*Mr. Giffen.*) These are the prices, as I understand, at which the Danish producer sells his stuff to the wholesale merchants in Copenhagen, is that so?—The manner in which the trade is organised is explained in page 14 of the Report on Dairy Farming, to which I have referred. The trade really is arranged in this way. The English merchants and dealers on this side telegraph out their orders weekly to the wholesale exporters in Denmark, and the butter is sent off immediately on the following day by steamship. The freight is paid by the purchasers and the price is regulated by the Copenhagen quotation on the date of shipment. This arrangement has three advantages: there is no risk of the butter remaining unsold on the commission agents' hands because it is an order from this side; and the commission of two or three per cent. which used to be the agent's commission in former days has been saved, and quantities come in precisely to meet the demand which is known to exist on this side. The price is fixed by the committee consisting of a chairman elected by the association of wholesale dealers, four of the largest butter exporters, a local dealer, a butter broker, and a dairy farmer. The committee meets every Thursday to fix the wholesale price of the butter, and a fair price is arrived at after taking into consideration the quotations in foreign markets, and all other factors.

40,043. (*Mr. Lambert.*) What prices are those you are referring to?—The Danish prices.

40,044. (*Mr. Giffen.*) Then it is a price fixed by the people interested who regulate innumerable transactions of different kinds?—That is the object.

40,045. But it is fixed by a body which contains representatives of the people represented on both sides?—Yes, representing producers and merchants.

Prices of British dairy produce.

40,046. (*Mr. Lambert.*) But there is no method of getting at accurate figures in the metropolitan markets and the local markets of this country?—I think the great mass of transactions in regard to the dairy produce of this country are individual transactions and are not necessarily made in open market. Some are made in the market and some are made directly by the farmers with the shops in the towns to which they send their produce.

40,047. You have in every local newspaper the current quotations for dairy produce?—In many newspapers you see these quotations, but on what number of transactions they are based I have no explanation to offer, nor do I know how these quotations are ascertained.

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40,048. Then you get returns as the price of wheat?—By Act of Parliament under the Corn Returns Act of 1882.

40,049. If you get returns of the price of wheat why may you not get returns for the price of dairy produce, because even the quality of wheat fluctuates?—Undoubtedly the quality of grain fluctuates very much; but there are very old Acts of Parliament which fixed the liability upon the purchaser of corn to make a return, and there has been no such proposal, so far as I am aware, made in regard to dairy produce.

40,050. Do you think it would be desirable?—Statistically of course I should like to have the prices of everything if we could get them. It is a question rather for the Legislature, whether they would go so far as to compel that information being given.

40,051. Then the Legislature should be advised by people who have been interested in the subject, and who have made a study of it, as to whether it would be worth while to give the prices?—I am not prepared to give an official answer on the subject of the expediency of compulsion.

40,052. (*Mr. Giffen.*) The price of wheat, which Mr. Lambert refers to, is not a single market price in the sense of that market price at Copenhagen which you give in this return; it would be the consolidated price of wheat of all kinds over an immense area, and the price he suggests for butter would be a price of the same kind, would it not, unless you take some precautions to get different qualities represented?—They would be entirely different matters altogether. The local prices for butter such as those published in the papers would not give us an average.

40,053. It would not be a price corresponding to this price which you get in Copenhagen?—No.

Danish butter quotations.

40,054. But just a local price of a particular market?—That is so.

40,055. (*Mr. Dalton.*) According to the heading of the table these prices are the average prices of the finest Danish butter?—Yes, that is so.

40,056. Does this committee fix the average wholesale prices of a second class butter and a third class butter, and so forth, or does it merely fix the price of the best butter?—It fixes the price of the different classes of butter.

40,057. Then the finest really means the average butter?—It is rather more than that. The object, of course, of the Danish trade is to keep up the quality, and a very great effort is made to keep up the quality of their butter. If that butter is not up to their mark, it will not pass.

40,058. (*Viscount Cobham.*) They grade the butter, but only fix the price of the best?—Yes; they grade the butter and fix the prices of the different classes.

40,059. Is the export, do you suppose, confined to the highest grade butter?—I am not prepared to say that it is entirely confined to that, but certainly a large proportion of trade is conducted on this system, and one of the great features of the Danish trade is the great uniformity of the product that comes to this country from week to week.

Danish co-operative dairies.

40,060. (*Mr. Channing.*) I see you say that there are about a thousand co-operative dairies. Are there butter factories besides co-operative dairies or are those the butter factories?—I understand that the co-operative dairy is itself a butter factory.

Consulting dairy experts.

40,061. I want to ask you whether these articles of association have been the chief means of obtaining uniformity in quality, and appearance, and general saleability of the butter, or whether other steps have been taken to obtain uniformity?—I think the steps detailed here, of travelling expert advisers who are in use locally must be taken into account. They go from farm to farm, and point out to producers in what way they can manage.

40,062. That, you think, has been of very great value in obtaining uniformity?—Yes.

40,063. And the dairy shows also?—The dairy shows also by the competition provoked. Undoubtedly the advice given by experts has been found of very great value, not by the producers going to the school, but by the experts going to the farm.

40,064. Do they go to the individual farms?—I understand they go and give advice where required in different

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places. These men, are in the pay of the Government or in the pay of the Royal Agricultural Society, which is assisted by the Government.

40,065. Do they go manually and technically through the whole process of making the butter with these people?—Yes; the separator and various other aids are taught, and the use of the thermometer is explained.

40,066. Is that done in a more thorough way than is done by the system of lectures in this country?—I think individual advice is very often on many technical points a great advantage which we cannot give through a mere lecture to number of persons; the local visit shows what can be done on the premises of the man.

40,067. Do you think that is a much more effective method?—I think that as the actual manufacture takes place in those factories the instruction really is more on the primary conditions of keeping the animals and the preparing of the milk. The actual making of the butter is done in the factory. The duties of the consulting experts are mentioned on page 13. Upon application being made to the expert: "He shall assist by direct advice and actual "supervision the operations and processes of production "in the dairies, and shall assist local associations formed "with the object of promoting the dairy industry wherever "his assistance is desired." He keeps notes of all applications made to him and all applications for guidance on all doubtful matters and questions of administration must be addressed to the Royal Danish Agricultural Society; then any dairy association or individual farmer receiving assistance from the consulting expert must pay his expenses to and fro. (Appendix XXI., par. 30.)

40,068. If a similar organisation is attempted in England would you think experts of this kind would have a special advantage in this country?—The question would have to be considered how far the agricultural community generally would desire to have advice of that kind. Something of very much the same class has been conducted in the south of Scotland in connexion with some of the dairy associations there, where in the manufacture of cheese an expert lecturer has gone from farmstead to farmstead, and shown how the processes could be effected with the machinery which the farmer possesses.

40,069. Has that had good results?—That has had very good results indeed. It was originally the practice of some of the Southern Scotch Dairy Associations, assisted by the Board of Agriculture by grants. Now the work is done there chiefly at one large school, where the producers come for a short time to learn.

Danish butter exports.

40,070. There is a question I want to ask you about Danish butter; is it stored in large quantities and kept artificially for any length of time so as to get command of the English market in that way also?—I think, from the weekly arrangements that are described in the paper there is not any necessity for keeping any great store. The market seems to be regulated according to the weekly orders. The amount sent over is every week decided after the orders are received from this side.

40,071. Do you think those orders are supplied from freshly-made butter and not from butter kept in store for any length of time?—I fancy not for any length of time.

Tenure of land in Denmark

40,072. Has the alteration of the tenure of land in your opinion had any effect on the development of agriculture in Denmark?—There are a great many points in reference to that subject in Mr. Jenkins' report. He mentions there in what respects the alterations in the tenure have affected the matter. I have not included that in the memorandum, because I thought that was really before the Commission in Mr. Jenkins' report to the late Commission on the tenure of land.

40,073. Has there been a further development of the land tenure question in Denmark since 1882?—I am not in a position to give an answer to the question. As to the legal position I could not answer.

40,074. (*Captain Owen Thomas.*) What, in your opinion, is the position of the Danish farmers as compared with the English farmers; are they very much better off?—I have not myself been in Denmark; therefore I could not form any opinion except from the papers that are before the Commission. They certainly seem to be making a profit from their dairy produce, or it would not be continued.

Rents in Denmark.

40,075. Have you any idea what rents they pay there, or what rates and taxes?—The rent of land in Denmark is, I think, the subject of several paragraphs in this report of Mr. Jenkins. Taking individual cases the rents are quoted, I think, and the taxes; but I have not gone into into that subject for the purpose of this Commission. On pages 56, 57, 58 and 59 of Mr. Jenkins's report there is a good deal of information on that subject which is already in type.

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40,076. (*Mr. Everett.*) The general effect, I take it, in this report, of the changes that have taken place in Danish agriculture goes to justify the assertion that that part of a farmer's occupation which is most worth his while to cultivate is the four inches on the top of his head; would you not say that that is a short summary of the changes taking place as described here?—I think there is a combination of intelligence, education, Government assistance, and co-operation; there are four things at work.

Royal Danish Agricultural Society.

40,077. And the intelligence which has been quickened into new life was, in the first instance, stirred up by the Royal Danish Agricultural Society, according to page 3 of your memorandum?—The first steps were taken by that society undoubtedly. (Appendix XXI., par. 10.)

40,078. That, I imagine, is a voluntary society?—Receiving a great deal of assistance from the Government, and working in connexion with them. The Government aid is very largely administered, as is explained here, by means of the society.

40,079. Since that society stirred up in the matter State aid has, to some extent, supplemented what that society initiated?—Undoubtedly.

Education in dairying and co-operation.

40,080. It would look that if anything of the same kind is to be done in England it might start by our technical instruction classes, for instance, or our agricultural societies, which do receive funds from Government, which are in our hands to administer in this particular way?—I think that is so to some extent already; therefore it is in the same direction as indicated in this memorandum that efforts are being made in England by means of societies like the Bath and West of England, the Eastern Counties Dairy Institute, and British Dairy Farmers' Institute, and the different county councils' work. These various institutions are all engaged in the direction of imparting education in dairying. But that would scarcely bring about co-operation in the technical working; it would only be a means of imparting instruction.

40,081. That co-operation is a voluntary matter, I imagine?—Purely.

40,082. And so are the different agencies connected with it; so that it is quite open to our agriculturists to adopt the same co-operation with those adaptations suitable to our agriculture?—Undoubtedly.

Agricultural depression in Denmark.

40,083. But still, notwithstanding all the changes and improvements which have been made in Denmark, their farmers and their agriculture are in a state of serious depression?—The complaints are mentioned in the last paragraph of this memorandum.

40,084. Which depression they attribute to the continuous fall in prices?—And to the large increase of labouring wages, and, sometimes, to the difficulty of getting the labourers. I have seen complaints to the effect that people are drifting off, as with ourselves, into the towns, and the better class of labourer is not available in the country districts.

Agricultural wages in Denmark.

40,085. That is not mentioned in this memorandum, is it?—These are more recent remarks; I am merely supplementing what is mentioned here. The price of labour is mentioned as one of the difficulties, in the memorandum.

40,086. (*Mr. Gilmour.*) The rate of wage they are giving includes boarding allowances, does it not?—I think some do and some do not. There are two sets of figures given on page 17. The average daily wages are given in a separate table for the farm labourers without board, and the farm day labourers with board. Then again, farm labourers engaged by the year, are given separately. (Appendix XXI., par. 39.)

40,087. Do you say that these fellows who are engaged by the year only get 11*l.* 2*s.* 8*d.*?—They would be boarded.

40,088. These people engaged by the year are all boarded, are they?—I understand that those engaged by the year would be boarded by the farmer. That is the impression I have got from the figures.

Area of the United States.

40,089. (*Viscount Cobham.*) We will take now the memorandum of agriculture in the United States of America which was handed in by Mr. Elliott. (*See* Appendix A., XXI.) You began by giving us the extent of the States themselves, which, I think, is estimated roughly at 2,300,000,000 acres?—I have given the figures as they appear in the latest Census returns on that subject, and I rather put them in the forefront of the memorandum with the view of indicating how difficult it is to get really reliable figures as regards an area of such enormous magnitude and shewing such great differences of character.

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40,090. (*Mr. Giffen.*) Does that include the enormous areas in the Western States which is perhaps not suitable for cultivation at all?—A large portion of what are called the "Mountain States" is included by measurement in that area, much would not be suitable for occupation. I travelled through a considerable portion of the Rockies myself.

40,091. I used to have the figure roughly in my mind that the United States, with a total area of about three million square miles, excluding Alaska, had only about two million square miles suitable for occupation and cultivation, and that the other million square miles was practically a desert?—I think that that statement might require some qualification, because I remember hearing that stated some years ago, and certainly portions of Colorado, Arizona, New Mexico, and some of those districts which were practically desert have been made use of by irrigation to an extent which was never anticipated, say, ten years ago, and the same with parts of California, where I was last year.

40,092. Do you include the whole of that area?—The whole area, whether nominally suitable or not, is included in the total area that I gave, but many parts of that desert area are now certainly used to some purpose. What was once called the great American desert is not nearly so great as we once thought it. But still there is a very large portion of land quite unsuitable for agriculture.

Cultivable area of the United States.

40,093. (*Viscount Cobham.*) You take 1,900 million acres as practically the area which is capable of cultivation to some extent—omitting Alaska. That area is the subject of the inquiry in this memorandum, but it includes a great deal of land, as a Commissioner has just suggested, which would not be suitable for cultivation, and which could not all be cultivated.

40,094. (*Mr. Giffen.*) In fact a very large amount of land that would not be suitable?—Of two classes, mountainous land which is purely rock, and land which is too devoid of water at present, or without a large outlay on irrigation, but the American Government are making great efforts by means of inquiries into the use of artesian wells and otherwise to see whether some of the desert land not now used might not be cultivated. In California that irrigation system has been applied very successfully.

Changes in cereal areas of the United States.

40,095. (*Viscount Cobham.*) What have been broadly the general agricultural changes on this large area since 1880?—So far as the Census figures indicate it would seem that the whole grain-bearing area had increased about 18 per cent., half of that grain-bearing area carrying maize. Wheat which was formerly nearly a third of that area, covered less than half at the end of the Census period and has not increased since, according to the more recent figures of the department. Oats have shown a considerable increase, namely from 14 per cent. to 20 per cent., and there has been a distinct increase in the area carrying barley if we go further back, but in the Census period there is not any very great change in the area of any of the minor crops. One great feature has been the increase in the land used for grass—for hay—throughout the whole period. The latest returns on that subject come down to a later date than the Census, and indicate 48 to 50 million acres.

40,096. Taking the area under wheat, that if anything has diminished notwithstanding the very large increase in population of the States?—That is so.

Increase in population of the United States.

40,097. What has been the increase in population since 1880?—The increase in population of the States as a whole, between the two Censuses is given as from something over 50 millions to 62½ millions—12 millions, speaking very roughly, is the increase of population in the 10 years.

40,098. (*Mr. Giffen.*) And there is a doubt whether that figure of 62½ millions is not too little is there not?—There have been a great many discussions as to the accuracy of the figures, but I must go by the published figures of the Census.

Changes in the wheat-growing area of the United States.

40,099. (*Viscount Cobham.*) I see you have divided the whole area into three groups which differ considerably in the various proportions of the crops grown in them?—The principle of that division is in the first instance rather historical, I take the old United States, which were the 13 States that formed the Union at first, with the two or three States that were afterwards added to the North and South, and formed the old part of the country along the seaboard of the Atlantic. Then I take the Central States, including the whole basin of the Mississippi, not stopping at the Mississippi as some of the divisions do, but so as to get the best grain-bearing area; and then I take the whole of the western part as one. I found the figures would be conveniently compared in that way. An upright line between the whole west and the central and eastern divisions embraced what they call the area of settlement. All to the left, that is to the west of that central line in the year 1880 at the census before the last, had practically only two persons to the square mile.

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40,100. There has been a diminution of the wheat-growing area in the eastern section, I see?—In the eastern section the population has gained about four millions and the wheat area has fallen off in round numbers one million acres.

40,101. But the total amount of land in farms and land improved, has not varied much?—There is very little difference; the land in farms is practically the same.

40,102. That is practically the same?—Yes, there is no very great change on the whole area. The land improved is just about the same; there is not much difference.

40,103. In the central area, I see, the population has increased five millions?—That is so.

40,104. And the wheat has diminished by six and a quarter millions of acres, is not that so?—That is so; the wheat has diminished from 23 and a quarter millions to 17 millions according to the Census figures.

40,105. In that section also the land in farms and the land improved has not materially increased?—It has increased in both cases but not very largely, it has increased by about 10 per cent.

40,106. But the losses in these two sections have been practically made up by the gains in the wheat area in the western section?—Not entirely made up, but made up to within about 1,800,000 acres. In a map, which I have ventured to put on the memorandum, I have coloured the particular area where almost the whole increase takes place. It really was in North and South Dakota and in the States of California, Oregon, and Washington. These alone may be said to account for the additional area which the Western States display.

Wheat-growing in Texas.

40,107. (*Mr. Giffen.*) Is there any increase of wheat in Texas?—There is rather a diminution.

40,108. In spite of what Mr. Atkinson told us about the tne Panhandle of Texas?—The figures, I think, that Mr. Atkinson referred to were probably of a later date than the Census. I am speaking now of the Census figures. But even the Agricultural Department's figures, as regards Texas, show that in quite recent dates, from 1889 to 1893, there has been a falling off from somewhere about 600,000 acres, which was the amount returned in 1889, to about 430,000 acres in 1893.

40,109. (*Mr. Clay.*) That shows that wheat growing in Texas has been going off?—It seems to indicate, if the figures are correct, that there must have been rather a decline, certainly no advance up to that period.

40,110. (*Viscount Cobham.*) Mr. Atkinson also told us that the all-wheat growing system is rapidly coming to an end, and I gathered from his evidence that that would affect the production in Dakota very considerably?—It would undoubtedly.

Wheat-growing in the Dakotas.

40,111. But up to the present time the increase in the western section has been mainly due to the increase in the Dakotas?—It is so undoubtedly. The Dakotas are the centre where the wheat growing has increased. The figures for certain particular States and the Dakotas are given I think a little lower down on the memorandum.

40,112. Do you agree with Mr. Atkinson that the all-wheat growing system is now practically done—I think that was his expression?—Some of the very great improvements in machinery have enabled the large wheat farms to produce at a very low cost per acre, but certainly the tendency seems to be now that further producing on a large scale does not in the long run pay, although for a few years it pays very well. Dakota itself is altering in character very much apparently, judging by the later figures.

40,113. Would you anticipate rather a further decrease in the wheat production of the Dakotas?—Perhaps, the Dakotas are even too wide a term to use. I think that the increase of wheat growing in the Dakotas has followed the southern and the eastern frontiers, and has not extended over the whole of either of those two States. There may be still territories to the west and north-west of Dakota which no doubt could be developed if prices were sufficiently raised and would be brought into wheat growing. A considerable portion of those States seems still not settled and not developed. If I may, for one moment, go back to the figures for Texas I have them here now. The Census figures showed that in Texas there were 373,570 acres of wheat in the year 1879 and 352,477 in the year 1889, so that in the Census period there was a falling off of twenty thousand acres in Texas.

Wheat-growing in Texas.

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40,114. (*Mr. Giffen.*) So that in every way you put it, whether you take the Census figures between 1879 and 1889, or whether you take the later figures of the Agricultural Department between 1889 and 1893, there is rather a decrease of wheat growing in Texas?—That would seem to be so. Of course Texas is an enormous area quite as large as France—rather larger I think, and something like the German Empire. No doubt there has been a development of some parts of Texas in different directions, and it may be quite possible that there may be an increase in some parts of Texas with the State as a whole not showing precisely the same result. The figures, I think, are given in the statistical abstract of the United States for individual States.

Changes in the wheat-growing area of the United States.

40,115. (*Viscount Cobham.*) The general effect of your comparison of the year 1890 with the year 1880, is that there would appear to be, according to the last Census, nearly two millions fewer acres of wheat grown altogether, although there were twelve million more consumers of bread stuffs in the States in 1890, than in 1880?—That is the general result.

40,116. Would that not point to a large diminution in the export of wheat?—I proceed to deal with that a little later on. On page 4 of the memorandum, I have given for every year since the Census of 1880 the official record of production and export. That shows, although there have been considerable fluctuations, that over the whole of that period, the export, on four occasions only, fell below four hundred million bushels, and on four occasions exceeded 500 million bushels; then the great crop of 1891, which was quite exceptional, was the only case where the wheat produce went above 600 million bushels. (Appendix XXII., par. 15.)

Exports of wheat from the United States.

40,117. There seems to be little or no falling off in the exports?—I beg your pardon, I am referring not to the exports, but to the aggregate production. The export has risen from 186 million bushels to 192 million bushels at the latter period.

40,118–9. (*Mr. Lambert.*) That is only up to 1892?—That is the crop up to the 30th of June in the year following 1892. The first column gives that crop year, and the export year is the year following, so that really the figures in the line 1892, are for the year up to the 30th of June 1893. The exports of the year ending 30th June 1892 stand opposite to 1891. In that year 226 million bushels appear to have been exported. These exports were undoubtedly affected by the great crop of 1891.

40,120. But you can bring here nothing later than the crop of the year 1892, although there are two years since that, in which the exports may have shown a fluctuation either way?—We can of course tell what arrivals there have been in this country, where the greater part of the wheat comes up to a more recent date. We can tell that up to the 31st of December last; but the exports from America, as published officially in their own reports, do not enable me to bring them down to a later date than the 30th of June 1893.

40,121. (*Mr. Giffen.*) Are there not figures to the 30th of June 1894?—They are not yet available in either the statistical abstract, or the Agricultural Department's figures, but I have no doubt they have been published; the Treasury figures I believe are published.

40,122. I think I can give them to you?—I think the figures are available, but they are not in the reports I am quoting.

40,123. (*Mr. Lambert.*) How do these figures compare with the figures published in our statistical returns of the imports from America?—That is shown on page 5. (Appendix XXII., par 16.)

40,124. (*Viscount Cobham.*) Neither there, nor elsewhere, can I find that there is a very material reduction of the export from the United States, notwithstanding the diminution of the wheat area and the increase of the population there?—You can find from the table on page 5 what we have received here from the United States over the whole period of years. It has fluctuated between 31 million hundredweights, and the exceptional importation of 1892, which was 61 million hundredweights. (Appendix XXII., par. 16.)

40,125. I think the last two years have shewn the largest importation we have had during the whole period?—Yes; and obviously affected by the huge crop of 1891.

40,126. But even setting those two years apart the figures are very fairly constant?—They have been.

40,127. We have 45 millions in 1881 and 43 millions in 1891. The figures seem to vary regularly?—Yes, with the annual surplus.

40,128. (*Mr. Lambert.*) Cannot you bring those figures down to 1894?—Yes, the figures could be brought up to 1894. The returns are published now, and we can tell exactly what the figures are, taking the year ending 31st of December last. With regard to the total imports, the conversion of wheat flour into wheat is not yet officially published, but taking the wheat in grain alone in the last three years of 1892, 1893, and 1894, the total imports into this country were 65 million hundredweights, then 65½ million hundredweights, and 70 million hundredweights. These are the figures for wheat alone without flour.

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40,129. They have actually increased according to that very considerably?—They have increased, but the portion coming from the United States of America has decreased, the amount being 33,800,000 in 1892; 32,300,000 in 1893; and only 24,600,000 last year from the United States. The amount of flour from the United States has also decreased quite lately. These figures can also be ascertained precisely from the monthly accounts of the Board of Trade up to date.

Extension of the area under oats and grass in the United States.

40,130. (*Viscount Cobham.*) What has mainly taken the place of wheat in the United States?—A very large extension of the oat crop is one of the features of the whole period under review, and also a considerable extension of the land used as grass, that is cultivated grass.

40,131. How has that affected the agricultural exports to this country from America?—In the shape of a larger increase of meat and animal produce. I think the oats and the maize and the grass are very largely used for the feeding of animals, and are exported in that form.

Exports of live-stock from the United States.

40,132. That is shown at the bottom of page 5, I think?—At the bottom of page 5 we show the number of animals, and we also show on page 6 the beef products and the pork products, which are the largest animal products that are exported. (Appendix XXII., par. 18.)

40,133. I see that the exports of cattle in 1884 were 191 as against 287 thousands in 1893?—In reference to that figure for 1893, I should point out that that was an exceptional year; the year 1894, which is now complete, will show no doubt a larger figure.

40,134. (*Mr. Giffen.*) Are these calendar years at this point?—The exports from America are not given for calendar years; the exports from America are given in the American figures taken up to each 30th of June.

40,135. Then the table at the bottom of page 5, showing the exports of cattle, sheep, and swine, are for the last year, as for the year ending the 30th June 1893, is that so?—Yes. The year ending the 30th June 1894, will show an increase upon that. In the same way with the figures at the top of page 6, those are published from the American official return, the object of that being to take the exports to all countries, and not the exports merely to this country. (Appendix XXII., par. 25.)

40,136. (*Viscount Cobham.*) The increase in the export of cattle, I see, has been more than counterbalanced by the falling off in the export of sheep and swine?—The export of sheep is a very small matter, because there is no export of the dead product of a sheep; scarcely any mutton comes from United States; whereas cattle come very largely in the form of dead meat.

40,137. Still in 1884, 274,000 sheep were exported as against 37,000 last year?—Quite recently, since these figures were received a great change has taken place, and this country has had nearly 200,000 sheep, so that a new sheep export trade is springing up quite recently with America.

40,138. (*Mr. Lambert.*) How are those sheep brought in?—By ship.

40,139. Alive?—Alive.

40,140. And killed at the port of landing?—Not sheep necessarily, as at present cattle are.

40,141. (*Mr. Long.*) They are imported and sold alive, are they not?—Yes.

40,142. And scattered about the country?—They may be, or they may be killed, but as a rule these sheep may be scattered about the country.

Exports of beef and sheep from the United States.

40,143. (*Viscount Cobham.*) In addition to the increase in the live cattle, there is an enormous increase in the exports of beef as canned meat, is there not?—That is so. Stated roughly, the beef exports may be shown in equivalent numbers. I find at the beginning of the period, taking the live cattle and the cattle shipped in the shape of dead meat, that the American States as a whole exported half a million, and they now export one million. The beef exports of the States have just doubled, taking the number of alive and dead. As regards sheep it is a very small matter, because there are no dead products, scarcely any mutton.

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40,144. (*Mr. Everett.*) Within how long a period was that doubled?—In 10 years.

40,145. (*Mr. Lambert.*) Is there any danger of disease from these sheep being scattered about the country?—Of course all animals are inspected at the port, and in any case of disease, say sheep scab, or any other disease of an infectious character, they would be slaughtered at the port.

40,146. Are you making that assertion with confidence as to its accuracy?—The question of the administration of the Diseases of Animals Act does not come under my personal knowledge at all.

40,147. Exactly, that is why I have abstained from asking any question on the subject?—I have no knowledge of any recent change of the regulations upon the subject.

Exports of hog products from the United States.

40,148. (*Viscount Cobham.*) Then what have you to say about the export of hog products in the same period?—It does not seem to expand. The hog products exported from America, previous to the period dealt with in my table, were very much greater than the more recent supplies.

Exports of all agricultural produce from the United States.

40,149. Have you got with you the total figures of agricultural imports into this country from the United States during this period?—The total of agricultural exports from America are given only in value and not in quantity, and therefore comparing the two periods would be rather misleading, because of the great change in the value of breadstuffs. To give you the actual figures for the year referred to ending the 30th of June 1892, 800 million dollars worth were exported.

40,150. To England?—No, to all countries, of the cattle the total exports were worth 35 million dollars of which this country took 34 millions, and in 1893 they were worth 26 million dollars of which this country, Great Britain, took 25 million.

40,151. Can you give us a comparison with 1881 or 1880?—I am afraid the American figures do not give them for Great Britain in the same year—not without taking them out separately, I can give the total exports for that year.

Production of wheat and meat compared in the United States.

40,152. (*Mr. Giffen.*) Would it be a correct description of the agriculture of the United States in the last 10 or 20 years, to say that the principal features have been the diminution of the area under wheat upon the whole, consisting of a large diminution in some parts of the States balanced by an increase in other parts, but still leaving a diminution on the whole, and along with that a very large increase in the price of cattle. Would you consider these the two principal features of the development of the United States' agriculture?—I think that would be nearly a true description. The development in the cattle has not been quite uniform over the whole period, there have been considerable changes in the rate of growth.

40,153. The development seems to have gone on according to your figures, looking at the table now at the top of page 5, between 1870 and 1890, but since 1890 there has been no great increase in the number of cattle, although up to that date you seem to have had a very large increase indeed?—That is so. I have prepared a chart to show in rather graphic form exactly what the increase of each class of cattle has been in America compared with the increase of population (*producing diagram*). (Appendix XXII., par. 19.)

40,154. That is to say, there has been not only an increase of cattle, but an increase per head of the population of the United States?—Not entirely so, because, as pointed out on page 5, if you take the milk cows those milk cows are not so many per thousand of the population as they were in the earliest year, when they were 261 to each thousand, while they are now 245. If you take the other cattle they developed very rapidly as the diagram shows, up to a certain period after the opening of the ranch industry, and then apparently the numbers are checked and the figures draw back. (Appendix XXII., par. 20.)

40,155. Large as the increase is, it has not been quite in proportion to the increase in the population of the United States?—And the check which has recently occurred in the number of cattle, which is the only thing which prevents me answering the question of the Commissioner in the affirmative, is very distinct in the later years. In 1893, which I have given the figures for here, the "other cattle," which are the ones on which the export rather depends, were not quite 36 millions.

45,156. But subject to these qualifications which you have stated, if you took a survey over a long period, it will be seen that along with the stationariness or even the decline in wheat there has been an enormous increase in the numbers of cattle?—Certainly in particular parts of the United States.

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40,157. But as regards sheep, you have not altogether had the same proportion of increase?—In the case of sheep, there has been an increase up to 50 million, and then a very considerable decrease, and that decrease is going on apparently. The later figures which have been telegraphed over here only yesterday, and which are the figures for 1895, show that both cattle and sheep are distinctly decreasing as against last year.

40,158. At the present moment a decrease is going on in both cattle and sheep, do you say?—A decrease is going on.

40,159. I think your figures as to swine show that while the swine increased between 1870 and 1890, much the same as cattle did, if not to a still greater extent, yet, since 1890, there seems to be rather a falling back again in the numbers of swine; is that going on at the present moment too?—That is so, and the number by the latest telegrams shows a still further decline—about another million.

40,160. Still, apart from this setting back in the last two or three years, would it be true to say that, putting cattle and swine together, there has been an enormous increase in the supply of meat in the United States?—There has been a large increase certainly.

40,161. But no such increase in the supply of wheat?—Nothing of the kind at all—it is not parallel in any way, still the surplus of wheat has been sufficient to enable them to export all the period through; there has never been a deficiency of wheat, but there is a loss a wheat acreage.

40,162. (*Mr. Lambert.*) In the returns that are telegraphed over, in which was the decrease most marked—in cattle or in sheep?—The decrease in cattle has been from 36½ million to 34⅓ million, and the decrease in sheep has been from 45 million to 42 million—assuming the correctness of the telegraphed figures; the decrease in swine has been from 45 million to 44 million.

Prices of wheat and meat compared in the United States.

40,163. (*Mr. Giffen.*) So far as the United States are concerned, although the decrease in prices has been greater in the case of wheat than it has been in the price of meat, that has not been in consequence of the extension of the production, but it has been coincident with rather a decline in the area under wheat?—Yes that is so.

40,164. In meat where there has been an enormous increase of the production you have had no such decline in price?—I think there has been a decline in price, but nothing of the same dimensions.

40,165. Nothing to compare with the decline in wheat?—Nothing of the same dimensions.

40,166. Then if anything of a similar kind—and I am going to ask you some questions about it—has been going on in other parts of the world we can only account for the less decline in the price of meat by supposing that, somewhere or other, there has been a great increase in the consumption of meat such as we have not had in the consumption of wheat?—That I think must follow—it must be.

40,167. There is a real connection between the two things?—The figures certainly suggest that.

40,168. That that is likely to be the case?—The figures certainly suggest that.

Exports of live-stock from the United States.

40,169. (*Mr. Lambert.*) Upon those figures you would naturally anticipate a lessoned export from the United States of meat, or of cattle and sheep, because they have a less number of sheep and cattle there?—I think my answer would be that the per-centage of the whole of the cattle and the sheep supply in the United States which is exported, is so very small that the change in the total numbers can hardly affect the export as yet. It is not more, at the outside, than three per cent. in the case of cattle.

Improvement of quality of live stock in the United States.

40,170. (*Mr. Giffen.*) Is there any improvement in the quality of the live stock of the United States, do you think, which would give us a greater quantity of meat from the same number of stock?—I think that must be so if you compare with a period some distance back. I do not think that increase in quality has been going on quite so much in recent years, as it was up to a short time ago, but certainly there has been, compared with a number of years ago, an improvement in the class of stock.

40,171. Might we assume that the same number of stock now gives a greater supply of meat than what that number of stock gave in 1870? I think that they would mature sooner; my impression is to that effect.

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Exports of wheat from the United States.

40,172. With regard to the exports of wheat from the United States, about which you were speaking some time ago, you did not give us the figure for the year ending 30th June 1894, I should like now to put into your hands an official statement from the United States showing their exports for the year ending 30th June 1894; and I should like to ask you whether that does not show that the exports of wheat in that year, ending 30th June 1894, were not 88 million bushels of wheat and 17 million bushels in round figures of wheat flour; and that would represent approximately, I think, about 110 to 115 million bushels of wheat to compare with these figures which you give us on page 4 of your statement?—That is so, adding the wheat flour; that has added nearly a third to the amount. (Appendix XXII., par. 15.)

40,173. So that the export of wheat from the United States in the years 1891 and 1892 was rather exceptional; and now the export is brought back to the figures which are much more common in that table which you give us?—I think there is no doubt of that fact, and the explanation is quite apparent; the enormous crop of the year 1891 which affected the exports both of that year and of the following year.

Production of wheat and meat compared in the United States.

40,174. I should now like to ask you some further questions with reference to that point we were on before we went to lunch, that is to say, the falling-off in the acreage of wheat in the United States, and the great increase in the number or cattle and the number of swine, and some increase in the number of sheep. I should like first of all to ask you whether you have not written at different times on subjects connected with agriculture.—I have here before me two papers of yours, which you contributed to the Journal of the Agricultural Society, one of them "Twenty Years' Changes in our Foreign Meat Supplies," and the other, "The Growth and Development of the Trade in Frozen Mutton." Have you those pamphlets with you?—Yes.

Wheat acreage of the world and the increase of population compared.

40,175. I should like to ask you, having regard to the evidence which you have given us about the United States, and having regard to the figures in these two papers which I refer to, whether you would not be justified in saying that that stationariness in the acreage under wheat is not only characteristic of the United States, but is characteristic of the wheat acreage generally throughout the world putting all countries together and how far that would be so?—In those papers which I have written. I do not refer to the wheat acreage.

40,176. You do not refer to wheat acreage so much; but I am asking not only with reference to these papers but with reference also to your knowledge of what is going on in foreign countries generally, and with reference to these statements which have been put in by Mr. Elliott and which relate not merely to Denmark and the United States, but to the countries of Europe generally; so that you might be able to make some general statement. Do you think it would be true that the increase in the acreage under wheat has been less or more than the increase in population of the people who consume the wheat?—The figures that have been put in with reference to the areas of wheat show a very slight increase in the case of Europe. Those figures which have been put in only deal with Europe.

40,177. And they show a slight increase in the case of Europe?—Yes, a slight increase.

40,178. And not at all in proportion to the increase in the population of Europe?—Certainly not in the case of Europe; but when you go beyond Europe, and ask what the wheat acreage of all the countries in the world is, I must express a little hesitation in coming to any definite conclusion, because we have not got any reliable figures of area from many countries, and all populations are not wheat consumers.

40,179. The increase of population in the United States is more than the increase of wheat area in the United States, is it not?—Undoubtedly.

40,180. And the increase of population in Europe is more than the increase of wheat area in Europe?—Certainly.

40,181. Then if there has been any increase in the wheat area at all of a remarkable kind, it must have been in countries outside these two areas which we have mentioned?—There is nothing very accurate available, but the increase must have been outside.

40,182. Is that quite so; have we no accurate figures as to the acreages in the Australian colonies?—With regard to Australia we have the figures, which are presumably exact, but small. I have the figures here.

40,183. And the Argentine Republic?—I am not quite sure that we have very accurate figures from that quarter.

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40,184. The only other important country, I think, is India?—The Indian figures we know pretty fairly.

40,185. There has been no great increase in the area under wheat there?—Certainly not.

40,186. So that it is a reasonable thing to say that, probably, apart from the Argentine Republic, there has been no great increase of the wheat area anywhere, and apparently no increase to correspond to the increase of the wheat consuming populations of the world?—That certainly is the impression which the partial figures that we can get makes upon my mind.

Increase in the numbers of cattle and sheep in the world.

40,187. Passing on from that, to compare these United States figures with what is happening generally in agriculture, would it be true to say that not only has there been a remarkable increase in the numbers of cattle in the United States, but in almost every country in the world there has been an increase of some kind, and in some countries as well as the United States there has been a remarkable increase?—I think that was so, at all events, up to a comparatively recent period. I think there is now a check in a good many countries.

40,188. There may be a set back just at this moment, but until a comparatively recent period that would have been a true description of the development of agriculture, not only in this country and in the United States, but almost everywhere?—As regards cattle, that was the impression I got in going into the matter some years ago, I have not specially checked the figures lately, but I know there has been a slight decrease in certain countries recently.

40,189. I think it appeared from that paper which I speak of—the "The Twenty Years' Changes in our Foreign Meat Supplies"—that as regards sheep, even, you had then begun to observe that there was no increase of sheep in European countries, but rather a fallingoff?—That is so.

40,190. And that the increase of sheep was mainly in the Australian colonies and in the Argentine Republic?—I pointed that out in 1887.

40,191. There has been no great increase in the United States, but that is, broadly speaking, what has happened as regards the meat supply?—Certainly the increase of sheep has not been in any way parallel to the growth of cattle.

40,192. And in Europe there has been no increase of sheep at all, but a decrease?—A serious decrease, as shown by the figures put before the Commission.

40,193. But whilst the facts are so as to the increase of cattle and the increase of sheep, would it not also be true to say that in the period under review, say the last 20 years, there has been a great change in the accessibility to markets of great numbers of sheep and cattle that at the beginning of the period had hardly a market at all as meat, but now have a very important market in consequence of changes in shipping and changes in refrigerating processes?—That is so, no doubt.

40,194. And that applies especially to New Zealand, which has been able to send immense quantities of frozen mutton to this country?—And to the Argentine Republic, from which large quantities of sheep have come.

40,195. So that we have had an immense increase in the number of cattle, we have had some increase in the number of sheep, and simultaneously with those two things we have had a great difference in the accessibility to markets of immense numbers of both cattle and sheep, especially sheep?—Yes.

40,196. So that if the price of meat has been kept up along with this immense increase of supply, there must have been a very considerable increase of consumption somewhere?—That is the impression that one must take from the figures.

40,197. I do not know whether you are able to give us any figures, whether you are at liberty to give us any figures, or have the things in a state to give us, but could you tell us from your knowledge generally whether there has not, in point of fact, been a great increase in the consumption of meat in this country during the last 20 years?—Such calculations, and they are perfectly unofficial estimates, as I have been able to make certainly tend to show that there has been a very considerable increase up to at least two or three years ago.

40,198. You have had some increase in the numbers of cattle in this country?—Some increase, with a decrease last year here as elsewhere.

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40,199. But coincident with that, you have had an enormous increase in the imports of meat of different kinds, which you can measure because you have got the weights stated, is that so?—Yes, that is so.

Consumption of meat in the United Kingdom.

40,200. Therefore you are able to say with some amount of certainty, that there has been an enormous increase in the consumption of meat per head in this country?—There has been an increase, I do not know whether the word "enormous" exactly describes it, but there has been a large increase undoubtedly up to about two years ago. In the last two years apparently the same figures have shown a check.

40,201. Would you be prepared to name a per-centage of increase per head?—My impression is that, taking single years, we have got from about 104 lbs. per head to something like 120 lbs. per head—rather more.

40,202. In the last 20 years?—Taking a period from 1868-9.

40,203. (*Viscount Cobham.*) Does that include bacon?—It includes all pig meat—every form of pork or bacon.

40,204. (*Mr. Giffen.*) That is chiefly the increased importation that you speak of?—That is chiefly the increased importation.

40,205. There has been some increase in the home supply, but it is mainly an increase of importation?—Yes.

40,206. So whatever doubt there may be as to the amount consumed per head 20 years ago, and the amount consumed per head now, there is comparatively little doubt about the increase?—I think there can be very little doubt about there being an increase, whether it is exactly 20 per cent. or what the figure may be is a matter of doubt. I should like to point out that although I have, as you say, written on this subject, I have been more than ever convinced of late that it is a mistake to take the figures of any two single years as representing what that increase is, because the estimates of production depend upon certain deductions as to the number of cattle going to our markets out of the herds every year, and although we may for statistical purposes take a certain percentage practical farmers know that it is not always true that you sell the same amount of meat off every year. I prefer to take groups of three years, and then I think the same general impressions would be conveyed, an increase up to about two years ago, and then a decided check for the last year or two.

40,207. You have looked at what is going on in foreign countries as well?—I have both in France and elsewhere.

Consumption of meat in the United States.

40,208. Do you think you can say that there has been any increase in the consumption of meat per head in the United States?—The estimates are so very uncertain that it is very difficult to form an impression. I have a statement by one of the American secretaries of agriculture that the estimate for that country was 150 lbs. per head about five or six or seven years ago, if so, that is a very much higher rate than ever obtains on this side of the Atlantic, but there is no comparable figure to show the latest estimate from American authority.

40,209. You are not able to name any figure?—I cannot name a figure.

40,210. You think it probable there has been an increase?—I think it is just possible, but there is an enormous waste as well as consumption of meat in America; it is very difficult to form an impression.

Consumption of meat in France and Belgium.

40,211. Can you tell us about the consumption of meat in continental countries; would you say there has been some increase in the consumption of meat per head in France?—Certainly in France there has been some increase, and I should imagine an increase in Belgium.

40,212. How much per head in the last 20 years would you say?—I am afraid I could not venture on an actual figure. I have referred to some figures in my paper on this subject.

40,213. That is what I have observed?—I am not able to continue that figure without further inquiry. My impression, speaking broadly and generally, is that there has been some increase, although not perhaps the increase we have had here.

Consumption of meat in Germany.

40,214. Has there been any increase in Germany, do you think?—I rather imagine there must have been an increase, but that is on very general grounds, because I have not sufficient detail as regards Germany. As regards France I might perhaps supplement my answer by saying—of course it is known to the Commission—that there has been a very large increase in the French importation of live animals, and some of dead meat, within a very recent period in spite of the very heavy duties, which seems to indicate a larger consumption.

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40,215. Looking at the facts generally, at the stationaryness of the acreage under wheat on one side and the increase of the numbers of the cattle on the other side, and the undoubted increase in the consumption of meat in this country, and the probable increase in the consumption in some other countries, would it be a fair inference, do you think, to say that probably one reason for the decline in the price of wheat is stationaryness of the consumption, that consumption being checked lately by the consuming people taking meat instead of wheat?—I think it is very probable that something of the sort has happened. I would even go almost further and say that the figures rather suggest a decreased consumption of wheat than a stationary consumption of wheat. I know that impression is held in some other countries besides our own.

Consumption of wheat and meat compared.

40,216. So that wheat as compared with meat is in an especially weak position, because for various reasons, of which the consumption of meat may be one, there is not an expanding market for wheat?—I think so; that is my own impression, certainly.

40,217. And the article of agricultural produce for which there has been an expanding market is meat?—That is certainly my own impression; but I should like to say to Commission that in giving these personal impressions I am not expressing in any way any official opinion, because the matter has not been the subject of distinct inquiry or investigation. It is merely an impression from the figures before me.

40,218. I quite understand that; we are getting the figures before us, and I am endeavouring to put the figures together and asking you what are the apparent inferences reasonably deducible from those figures, which are not official calculations in any way?—That is so.

40,219. Can you form any idea as to what the course of development of agriculture in these matters is likely to be in future; first, as to theincrease of supply of meat on one side, and next, as to the increase of the consumption of meat upon the other side?—I do not think I could answer that question as to the future course of matters. I should prefer rather to deal with what we have before us, that there has been some increased consumption of meat.

40,220. You have mentioned to us that as far as you can observe there is a setback as far as the supply of meat is concerned, in certain countries; that in the United States the numbers of cattle and the numbers of swine, and the numbers of sheep even, have not been increasing in the last two or three years?—That is so.

Production of cattle and sheep in South America and the United States.

40,221. Are you aware of any increase in any other directions to set off against that?—The figures that we have from the Argentine Republic, such as they are, seem to show an increase of sheep in that district certainly, which will go to balance the losses of sheep elsewhere, so far as it goes.

40,222. Is it not the case that the United States, looking at it as an agricultural country, as one farm as it were, is much more fully occupied than it was 20 years ago, and that there is not the same room for development of agriculture of an extensive kind that there was 20 years ago?—That is undoubtedly true; but still there is a great deal of room, though not as much as there was.

40,223. Is it not likely that you could have the same development in the numbers of cattle in the United States in the next 20 years, say, that you have had in the last 20 years?—I think it is an arithmetical fact that the area is not such as to enable an illimitable development of cattle to be made.

40,224. Is there any other area in the world that you know of like the United States. As far as the development of cattle and sheep is concerned?—I am afraid that our information, although we have endeavoured to get it from different quarters, is not sufficient to enable me to say what may yet be the development in South America and in Africa.

40,225. The Argentine Republic is a much smaller place than the United States?—But I think there are other parts of South America which may develop cattle.

40,226. What parts?—Possibly Uruguay.

40,227. But Uruguay is a very small place indeed?—It is a small place, but there appears to be a possibilty, I am merely now speaking of what I do not know rather than of what I do, but there are similar countries where conceivably cattle keeping and sheep keeping may develop, such as parts of Africa.

40,228. You agree that it is a fair case for inquiry whether there is room throughout the world for the expansion of cattle that there was 20 years ago, say, that

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is a fair subject for inquiry?—Certainly, as the world does not grow larger, and the people on it grow more, there must be less room than there was.

40,229. Then it is a fair case for inquiry whether we are likely to have the same increase in the supply of meat in the next 20 years as we have had in the last 20 years?—It is a question for inquiry, undoubtedly.

40,230. Then from what you have observed, is there any room to be compared with what there was 20 years ago for improvement in refrigerating and other processes by which meat is brought from a distance to the countries of Europe where meat is consumed?—It is always very difficult to place a limit upon the ingenuity of man.

Cost of carriage on mutton from New Zealand.

40,231. What is the expense per lb. of bringing mutton from New Zealand now, would you say?—The expense must be very small if the trade is to continue looking at the price per lb. realised.

40,232. Is it not more than a penny per lb.?—I have not the figures before me recently, but certainly some years ago it was more than that when I made inquiry in 1889.

40,233. About 1¾*d.*?—I think about 1¾*d.* or 2*d.*

40,234. And now it is probably something less than that?—It must obviously be less at the price at which the trade is going on.

40,235. Therefore, as far as these processes are concerned, there is not much in the present price of meat for a diminution of price to be effected by improvement in these processes?—Apparently not, but that again is assumption; we do not see any reason to suppose it.

40,236. Still these are fair matters for inquiry now?—Perfectly so.

Consumption of meat.

40,237. The thing having been brought to this point, that the important question in agriculture is the future supply and the future consumption of meat?—That is certainly a more important question than almost any other.

40,238. You can give us no information as to the likelihood of an increase of the consumption of meat in any country; your attention has not been called to any circumstances likely to enable you to throw light upon that question?—I cannot at the present moment make any statement on it.

40,239. (*Mr. Long.*) I want to ask you one or two questions with regard rather to general impressions than really with reference to the figures. Some evidence has been given before the Commission here by which it has been attempted to show that farmers in the United States of America are not only far more prosperous than the farmers in Great Britain but that they are actually making, as a general rule, very large fortunes; did your experience during your examination of agriculture there confirm that view?—I think that the question referred to perhaps related to certain portions of the United States, not to the United States as a whole. It is rather difficult to answer the question as to the whole area of the States.

Condition of farmers in the United States.

40,240. The evidence given before the Commission rather applied to the States as a whole generally speaking, and was a comparison between the agricultural position of the tenant farmer in England and the agricultural position of the cultivator of land in the States?—I think I may say this, that I heard many complaints during my stay in the States as to the poverty of a large portion of the agricultural population, and as to the distress which existed in certain districts, but it would be almost impossible to form a general impression as to whether there may not be local exceptions to these complaints. In certain districts people have done very well indeed; it must be so, or the production in the form in which I have given the figures could not have continued; someone must have been doing well.

40,241. But would not that be equally applicable to agriculture in England; is it not the fact that even in these bad times there are some men in particular districts who, either owing to their own special aptitude in their business or other circumstances, have done well even in the bad times?—That may be to some extent, but in a country where agriculture in one form or another is expanding, although the wheat area is not expanding, there must be a profit in the industry or people would not be tempted to go into it and to take up new land. In the case of English farms we have few instances of new land being taken up. It is obvious from the figures which have been put before the Commission that land is still being taken up in America in certain districts and for certain purposes, and even now at present prices, although not to the same extent as formerly. Therefore someone must be looking for profit. But there can be no doubt at all that in many parts of the States matters have been very difficult indeed for the agriculturists, and that has been found apparent in many complaints of depression there as elsewhere.

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40,242. Do you think that the profits which producers of corn and producers of meat, as opposed to the middlemen, are making in the States now are such as to justify a continuation of the competition on its present lines?—I think the whole tendency of the evidence that I have given here and in the memorandum, which has been put before the Commission, and particularly in the notes which I have appended as regards certain States—Iowa, Illinois, and the New England States—tends to show that the character of American agriculture is changing very rapidly, and probably changing because of that very circumstance that the profits of grain and grain growing are not what they were, and do not promise continuance.

Burdens on land in the United States.

40,243. When you were there, did you hear anything of any burdens upon land?—I think one always hears complaints of taxation in nearly every State you enter, whether it is Denmark—which we were referring to this morning—or the United States. I do not think the burdens are very heavy in many cases in America, but undoubtedly complaints of taxation have been urged, and urged on these grounds, that they considered that real property, which as well as personal property is assessed there, paid more than its share. I heard that in several cases.

Mortgages in the United States.

40,244. Did you hear of any other burdens on the farmers in the shape of mortgages?—That question is very prominently discussed in many districts, but it has been the subject of formal official reports in the Census, which I dare say are before the Commission.

40,245. Did this point come under your notice?—My stay was much too short to enable me to make any personal investigation of this. One hears constant complaints of mortgages pressing hard upon owners of land, and on different farms, both chattel mortgages and crop mortgages as well as others.

40,246. I mean in the United States?—In the United States, in some districts undoubtedly, there has been very much complaint from that cause In other cases the general figures published by the Census authorities were rather re-assuring, showing that the mortgages in some districts were being paid off so far as recorded.

40,247. But you did not inquire into the question of mortgages?—No, that formed no part of my inquiry.

40,248. Are you aware that some people hold that the agricultural distress of this country is to some large extent due to the difficulty of the adjustment of rent as between owner and occupier?—That has been stated.

Tenant-and-owner farming in the United States.

40,249. Did you find that the absence of any landlord in the greater number of agricultural holdings in America produced a proportionate advantage to the occupier of land?—What struck me more than anything else perhaps in my last visit to America, was the growth of the landlord; and that many more farms were rented than were rented when I was there before.

40,250. What cause has led to that do you think?—The forces leading to it were rather complex. Where men had made money on their farms, and were anxious to have a better education and living for their children they moved into the towns and let their land; I found that in many cases. Also where men had sons coming on, they put their sons on their farms, took a nominal rent and retired; that is, where the land had been occupied for some time. In the south there has been a large development of what we call tenant farming, owing to the circumstances that followed the abolition of slavery, where something almost like the French system of Metayer-holding, share holdings, in which the tenants pay in produce, was adopted. The figures, which are published in the last Census return, certainly show that there was more hiring of land in America than there had been before; and that circumstances were tending in that direction.

40,251. And that is, as you say, on the increase?—That is rather on the increase. I gathered that impression from figures which were pretty reliably collected.

40,252. Did any cases come under your notice where a man being the owner of his own land in America and having therefore to find the capital, which in this country is found by the landlord, was placed under any difficulty in consequence and had to raise a mortgage?—A very common practice is to raise money by mortgage to provide the owner with means for equipping the farm, within the limits of the farm itself, and not necessarily to a very close margin; but it is very common.

40,253. (*Mr. Clay.*) How long is it since you were in America?—My last visit ended in October 1893; my former visit was from July to November 1884.

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Practice of agriculture in the United States.

40,254. Had you to make a survey and inquiry into the real practical work of the United States landlord and farmer combined?—My visits were much too short to make any thorough inquiry. I only saw what an ordinary traveller can see, and I went as far as possible into districts away from the railways so as to obtain some knowledge of the local life. But I will not say that the time, three months, or two months on the second occasion, was nearly sufficient to enable me to form a good opinion of the whole farming question; it was much too large a question.

40,255. You consider that a short visit like that would not be sufficient to give you real practical information about the ins-and-outs of the practice?—Certainly not. I I think information of that sort must come from a resident in the country. All that my visits have enabled me to do is to be able to read the figures which I received afterwards with a little more intelligence perhaps as to what they mean.

40,256. So you would not like to be very clear in your opinion about practical matters?—Certainly not.

40,257. You consider it requires a person to be there several years in order to be alongside and upside with the Yankee?—I think it is rather a difficult matter to understand anywhere, and most of all in a country of that magnitude and diversity of practice.

Agricultural statistics of the United States.

40,258. By your evidence I gather from you that you do not put full reliance upon many of the statistics that are given forth on American matters?—All I have to say is what I have said in the memorandum, namely, that there are certain discrepancies between the different series of figures, those by the Census authorities, those by the Department of Agriculture, and those by the different State Boards, which are a little difficult to reconcile, but probably accounted for by the enormous difficulties of collecting statistics in a country such as that. Therefore I have only ventured to found an opinion where I found the three sets of statistics were more or less in agreement.

40,259. Have you not found in America that these statistics, often for small States or large States, are got up by individuals for increased profit sharing?—I think there is always a tendency, where land has got to be sold, to represent things in as good a colour as possible, and that one must make allowance for that; but then I think there is another tendency to be borne in mind, namely, that in giving these figures to the State the individual agriculturist is influenced by the desire to put the figure low in order to avoid taxation. There are two currents of opinion; there is an influence to inflate the figures, which comes from the usual desire of the holder of land in America to sell his land; and there is also the current of opinion influencing him to understate in order to avoid the immediate taxation which might follow a statement to the State assessors.

40,260. Something of the same principle as in the Board of Trade, where you have bulling or bearing of an article up or down?—I rather gather that these two influences operate to induce a man either to understate or overstate his actual position. But there are also differences which are almost inseparable from statistics collected in a somewhat loose manner.

40,261. So that they are not at all times to be relied upon?—Not absolutely, but the general drift of the statistics for comparative purposes may be quite sufficient.

40,262. You made reference in page 4 to the great decrease in the State of Iowa?—I did. (Appendix XXII., par. 11.)

40,263. Which shows how cultivation will vary even in States in that country?—And vary with a much greater rapidity than we have any notion of here.

40,264. The State of Iowa seems to have five times less wheat in 1893 than in 1883?—That would be so.

40,265. Then below that in the same table, in the Dakotas (North and South) there is exactly another extraordinary change, namely, an increase of perhaps five to one?—In the opposite direction.

40,266. So I think that bears out what you would like to see, namely, that you should have a number of years' averages to enable you to form an opinion, and not a single year or two years' figures?—That is certainly so. I think nothing would be more fallacious than taking individual years. That is borne out by a table on page 7, which is taken from a return of the State of Illinois. I should like to call attention to the enormous changes between one year and another. According to these figures, if we may accept them, there were 2,700,000 acres under wheat in the year 1884, and only 1,068,000 in the next year; that is to say, as great a decrease as has taken place in many countries of the older world in 20 years. (Appendix XXII., par. 36.)

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40,267. So, at least, it is a very risky thing to take the figures for one year?—Yes. That is, perhaps, not owing to error, but owing, as probably the Commissioner knows, to the risky conditions of wheat cultivation in some of those States where insect damages, frost, and drought kill out the wheat over entire counties. So that the return of area at harvest is quite a different figure from what would have been returned at the beginning of the year.

Effect of price on the production of wheat.

40,268. Mr. Giffen, I think, intended to ask you this question, which I will do. Will the production of wheat not be largely increased by an increased price?—I think it would. I think if the price were sufficiently increased, a good deal of the land which formerly carried wheat might be put into wheat cultivation again.

40,269. But the low price of wheat has been driving both Iowa and some other States into oats and maize?—That is so—and grass.

Wheat-growing in Texas.

40,270. You cannot give us any further information than you have done regarding the powers of wheat growing in the Panhandle of Texas, which a witness has given us some very flourishing accounts of?—I have never been in the Panhandle of Texas. I have been in the southern part of Texas, but not in the north at all, nor in the north-west, in which the Panhandle is situated. The figures I gave were for the whole State of Texas. I have no figures which will enable me to show what has been the change in the Panhandle itself. I was not under the impression, until I heard it mentioned in this Commission, that the Panhandle was a wheat-growing district. That was not the impression I had gathered from conversation; but I had no figures as to this district.

Quality of American beef and mutton.

40,271. I think your impression is pretty nearly right. Do you think the quality of beef and mutton, especially beef, is as good as it was 10 years ago?—I am afraid that on my visit 10 years ago the impression I brought back was that I had never tasted any good mutton at all in the States. Beef has been good on both occasions, but the mutton I thought very poor indeed. That may be merely a matter of opinion; I state it for what it is worth.

Decline in number and quality of sheep in the United States.

40,272. Sheep are decreasing both in numbers and quality, are they not, in America?—I am inclined to think they are. But there is a qualification to that statement. In certain of the experimental stations in the States now—notably at Maddison in Wisconsin, I saw a number of experiments with breeding sheep from good imported animals which were producing very good results indeed and which seem to supply both as regards mutton and as regards wool very much better results than the native sheep had produced before.

Improvement of agriculture and cattle-rearing in the United States.

40,273. Do you not think there is ample room in America yet for improving the quality of beef and also the farming?—I think both, undoubtedly. There has been, as regards beef, a little check in recent years. It was going on improving up to a comparatively recent date, and I am not sure that this check altogether has not something to do with the cessation of some of the efforts that were being made to improve the breeds of cattle in America.

40,274. From what you saw there, you have no doubt that improvement in the fertility of the land and in the feeding of the cattle might be extended in America with judicious care?—Undoubtedly; there is great room yet for extension.

Depression in agriculture in the United States.

40,275. (*Mr. Gilmour.*) I think in answer to a general question of Mr. Long's, as to whether there was not depression in agriculture in America, you gave us a reason for thinking that perhaps there might not be any very general depression from the fact that new land was taken up and that people were still continuing to take land and farm it?—In some quarters of America, I think I said.

40,276. I suppose that in this county you admit there is agricultural depression?—There is certainly what we generally recognise by "agricultural depression."

40,277. In some quarters of it, you also admit that up to the present, at any rate, there has been no difficulty in letting land for agriculture?—That, perhaps, is more common in the north than in the south.

40,278. But still it exists in the country?—In certain parts of the country again, I should say.

40,279. Then continuing to farm in this country is very much on a par, in this case, with taking up new land in America?—I do not quite follow the Commissioner's question "on a par."

40,280. I mean that the taking up of new land for farming in America would in no way go to prove that

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agriculture was a good job any more than the re-taking of land here and continuing to farm it is an argument that agricultural depression does not exist to a very large extent here?—In both cases, what it would mean, would be that the individual, taking up the land, saw a possible chance of profit. We cannot carry a further inference than that—a possible chance of profit to the individual.

Cost of production of wheat in the United States.

40,281. (*Mr. Little.*) I should like to call your attention to the table relating to the State of Illinois, where the number of acres, the yield, and the value of the wheat crop are given; that seems to show that in the majority of years there has been a loss on the wheat crop?—In the case of wheat but not in the case of hay.

40,282. I was going just to draw your attention to the cost of production per acre, which seems to have remained almost stationary notwithstanding the enormous decrease in the value per acre. In the first five years it averages about 10½ dollars, and in the last five years it is just as much?—That is so; the figures, of course, are the estimate of the local state officers, and are quoted subject to some doubt as to their value.

40,283. At any rate it seems to show that the cost of production does not adjust itself to the value of the produce?—That would seem to be so.

40,284. At any rate for a long time?—I should also like to point out that in the special inquiry made only about a year ago by the United States Department of Agriculture where they employed 25,000 different farmers in different States to make a return of the cost of production, the average cost of production in the State of Illinois was given in the year 1893 as 11·45 cents; so it appeared to corroborate the table or rather to make it something higher—possibly because some item was included, such as rent of land or marketing which was not necessarily in the first table.

40,285. My point was that these estimates, take them for what they are worth, and I suppose they are as good for one year as another, show that the price of producing does not adjust itself to the value of the product, at any rate, for a considerable period?—That would be the impression I should take.

40,286. Practically the same result is shown with regard to the cost of production of oats, while the value of oats per acre has rather increased?—It has rather increased on the whole.

40,287. And the cost of production has not increased?—Assuming that the figures are correct.

40,288. I mean taking them for what they are worth?—I would point out that in several years it appears that no new estimate is made of the cost of production, but that the estimate of the previous years is simply repeated.

40,289. I have taken the first five years and the last five years of your table of wheat, and I find that in the first five years the estimated cost of production was 82 per cent. of the value of the whole crop, but that in the last five years of the series it was 99½ per cent. of the whole crop?—That would be about it.

Local taxation in the United States.

40,290. (*Mr. Dalton.*) I think you said that there are complaints in America that real property pays more than its fair share to local taxation?—I certainly heard those complaints, and this is borne out particularly in the report (which I believe is in the hands of the Commission) by a Sub-Committee of the Senate, which points out the particulars in which it objects to the over-taxation of real estate. That report is a report by the Chairman of the Sub-Committee of the Standing Committee on Agriculture and Forestry presented in the course of 1893, and it shows that among the grievances that are complained of, one of them is the over-assessment of real property.

40,291. Could you tell us what is the local taxation there?—It varies in every State, and in every county of every State.

40,292. On the whole is it higher or lower than in England, could you say?—I am afraid that is a question I could not answer off-hand, but my impression is that it certainly is lower.

Rating of personalty in the United States.

40,293. Could you give us any means of ascertaining what the present law of local taxation is in the different States?—Personalty and realty are both assessed, but the proportion of assessments placed upon real and personal property depends very much upon the character of the estate and the ability of the assessor.

40,294. How do they rate personalty?—On the capital value.

40,295. Is it rated in the same way that it was in England prior to the passing of the Act exempting stock-in-trade; must the personalty be situated in the locality, or how do you deal with it, where you have a man who owns a great deal of personalty, and who has property in many different districts?—I think the matter is full of difficulty, and I am not able to state with any precision what is the law on the point. The assessment is apparently local, and the difficulty will arise as to what is the locality of the personal property.

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40,296. You cannot tell us where we can get the information, can you? I ask because I have been trying to get it, and I cannot get it anywhere?—I have not the information before me at the present time, and I should not like to offer it in evidence without having it before me.

Rents in the United States.

40,297. Are the rents on the whole higher or lower there?—The figures as regards rent are perhaps best collected from that return of a few years ago to which I made allusion, when in every State an inquiry was made as to the proportion of the cost of growing wheat, and the rent of the land is given as one of the items.

40,298. Could you give us any estimate per acre?—The figures are given in dollars throughout. New England is 3½, for instance. These are the figures for the land growing wheat. What is meant by the term rent of land in this case has not been defined in the return; it may include possibly interest on the land where the land is mortgaged. It is rather an indefinite term, and they do not use it so strictly as we do; it may mean payment for the use of land.

Agricultural wages in the United States.

40,299. Are the agricultural wages higher or lower than in England?—The agricultural wages in America have been a subject of special inquiry. I have not embraced the results in my paper, but they are very fairly given in this report of the Department of Agriculture. In the paper giving results of nine inquiries from 1840 to 1865, and from 1866 up to 1892 the rate of wages is given by groups of States for agricultural labourers boarding themselves, and the figure varies very greatly in the different States, as you may imagine.

40,300. Can you tell us the maximum and the minimum?—I can give you the latest figures for 1892. In the Eastern States the wages without board per month, that is for labourers boarding themselves, are given as 26½ dollars, in the middle States as nearly 24, and in the southern States as nearly 15, the southern wages are very much lower.

40,301. But the others are about the same as England?—In the western States—and by the word "western" is not included a very large proportion of what we should call the west because they do not include the Mountain and the Pacific States which are to the west of the Western States. In the Western States, which include the great corn-growing basin and the central wheat basin, it is 22½ dollars a month, in the Mountain States it is as high as 32 dollars, and in the Pacific States it is 36 dollars. That quite corresponds with what I heard that he wages in California and the extreme west are probably the highest of the whole Union.

40,302. Then the agricultural wages in the corn-growing districts in America are considerably higher than they would be in England?—They are certainly higher but of course there are various modes of dispensing with labour which are practised in the United States, but which are not practised here, and the amount of labour that is saved is one of the things that strikes one in American agriculture.

40,303. Then speaking generally rents and rates are somewhat lower than in England, but wages are higher in the corn-growing districts of the United States?—I can name the wages in Pennsylvania, Ohio, Indiana, Illinois, and Nebraska. They give the wages there as running from 22 dollars, which I quoted before, to 26.

40,304. 22 dollars would be about 4*l.* 8*s.* a month?—That is without board. The local variations are mentioned. The Southern States are taken apart from the others, because their circumstances are so entirely different with coloured labour in the South that they should be taken separately.

40,305. (*Mr. Gilmour.*) Are the wages you have given for the whole year round?—Those figures are given as a mean for the year round, but as is very well known, very often the labourer is employed for only a month at a time and a great many are taken in at the time of reaping or the time of harvest.

40,306. So that it cannot be compared with the wages of our agricultural labourers?—They cannot be continuous wages during the year, because in many of those large wheat-growing States the labourers are taken on for a

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few weeks for special work, at a special time, and then dismissed.

40,307. (*Mr. Dalton.*) Speaking generally, should you say that if you added together the wages, the rent, and the rates, the expenses are considerably lower in the United States in the corn-growing districts than they are in England?—By corn growing, do you mean maize only?

Cost of production of wheat in the United States.

40,308. No, wheat growing?—The expenses of growing wheat are probably, as far as these things can be estimated, better shown in this return to which I refer—the return of the cost of production; wherein the cost of production in growing wheat in those different American States is a subject of an analysis. These figures are from the 25,000 farmers, checked also by returns which were sent out to 4,000 experts connected with the agricultural colleges; I have seen both sets of figures, and they are published in detail for each State in these returns. Working them out in the New England States and converting them into English money, the cost of wheat growing is estimated to be something like 84*s.* per acre, taking the rent and the labour into account, marketing, and seed; in the Middle States about 75*s.*, in the Southern States about 45*s.*, and in the Western States, where the greater part is grown—the nominal Western States—somewhere about the same figure, about 45*s.* an acre. That is very much below the figure at which wheat is assumed to be grown in this country. The estimates that I have seen given, although they are all very doubtful and very problematical matters, have never been anywhere nearly as low as that figure.

40,309. (*Mr. Little.*) That is wheat grown continuously on new land, is it not?—Not always on new land, because if you take the New England States and certain of the Midland States——

40,310. I mean in the extreme Western States where the cost is put at 45*s.*?—These names are very misleading. The nominal Western States are not Western States in the sense of being new States. The Western States consist of, according to this return, West Virginia, Kentucky, Ohio, Michigan, Indiana, Illinois, Wisconsin, Minnesota, Iowa, Missouri, Kansas, Nebraska, and the two Dakotas; but taking Dakota by itself, which is probably the best test—it is a purely wheat-growing State—where wheat-growing has increased, the minimum figure quoted for South Dakota, I may say, is 35*s.* 8*d.* per acre.

40,311. There would be very little for rent, I suppose, there?—A very small figure indeed. The figure for rent has been put at rather over a dollar; but that may, of course, mean merely the cost of the land.

40,312. (*Mr. Dalton.*) Does that include rates too?—The rent was a dollar and a half.

40,313. And the rates?—There is no mention of these in the specific returns. They include the sum for taxation probably in the rent; it is a small matter in a State like that.

40,314. I was going to say it appears to be very small; the labour is the main expense?—The labour is the main item. The labour in North Dakota alone consists of course of several items. The cost of sowing is given as 40 cents, the cost of harvesting as a dollar, the cost of threshing as a dollar and a half nearly, the cost of housing as about a third of a dollar more, and then the cost of marketing as about 75 cents.

40,315. What did you say it was about per acre in this country?—I have no official returns—nothing of any value—showing what the cost of wheat growing in this country is. I have seen figures quoted in the newspapers of somewhat over 5*l.* to 6*l.*, up to 7*l.* and 8*l.*, I think.

40,316. Is the straw of any value in those States?—In the far west of very little use at all. It is very largely burnt and used for running the threshing machine.

40,317. Then the value of the English crop is considerably larger than the value of the American, owing to the straw?—Where the straw is sold.

40,318. (*Mr. Giffen.*) What is the produce per acre?—The produce per acre in Dakota is rather better than in Iowa; probably it would be 16 to 17 bushels per acre; compared with about 28 or 29 bushels per acre in this country.

40,319. (*Mr. Clay.*) What is the gross expense per acre of cultivating a crop of wheat?—In Dakota they put down for manure 1 dollar 42 cents to 1 dollar 49 cents; for preparing the ground for working it, 1 dollar 55 cents to 1 dollar 69 cents, and the cost of sowing, 30 cents to 40 cents; harvesting, a dollar; threshing, a dollar to a dollar and a half; housing, from a quarter of a dollar to a third of a dollar; marketing, about three-fourths of a dollar.

40,320. How much altogether, gross?—Altogether about 9 dollars an acre; the amount sown per acre in that case is charged for separately. I ought to say that the 9 dollars includes the cost of seed, which is put down at about 80 or 90 cents per acre.

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Profits of wheat-growers in England and the United States compared.

40,321. (*Mr. Dalton.*) Do you consider that wheat is grown to a greater profit in the United States than it can be grown in England, or rather at a less loss in the United States than it can be grown here?—I am not able to say what the average profit or loss would be.

40,322. I mean taking these figures that you have before you?—I am not aware of an average figure for England. There is no English figure with which we can compare it. There has been no inquiry of this nature in England, and therefore we cannot say what the cost of wheat growing is. It is very difficult even in America if wheat forms part of a rotation to say what we should charge to the wheat crops and what to the other crops; it is very difficult to separate it from the other crops that are grown.

40,323. You could not say from the statistics you have that the man who sets to work to grow wheat in America is better off than the man who tries to grow it in England?—It would appear from these figures, if the figures may be believed, that you can grow in South Dakota for about 70*s.* what we grow here for 6*l.* or 7*l.*

40,324. On the other hand you get here the straw?—You get the straw, and then they have to transport the wheat for a considerable distance from South Dakota before they can get the value.

40,325. Do you think that wheat growing will continue to decrease in the United States?—I am quite unable to say what the future will be; it has decreased.

40,326. Do you think that the result of all the statistics that you have given us is to account pretty satisfactorily for the great fall in the price of wheat, or can you form any estimate whether it is due to any other cause as well, such as the appreciation of gold?—I am not prepared to make any general statement beyond that which I have given.

Statistics of acreage and live-stock in continental countries.

40,327. (*Viscount Cobham.*) There is one other paper that you wish to refer to, I believe, and which deals with the acreage and live stock of certain European countries in the period 1883–93; will you point out the inference that should be drawn from the tables in that paper (*see* Appendix A., XXII.)?—The tables only relate to certain European countries, and are given roughly in order to show what have been the changes, if any, in the corn crops as a whole, and of wheat by itself, in those European countries. The tables would show that, whereas there has been a falling off in the corn area of the United Kingdom, the corn area of Austria shows practically no change; that of Hungary shows a slight augmentation; that of France is almost stationary throughout the period; that of Germany has slightly increased; and that of Italy has very slightly increased. As regards wheat alone the United Kingdom has fallen off; Austria has maintained her acreage; Hungary has increased it slightly; France has managed to increase her acreage throughout the whole period from 1883 to 1893 from 17 million to 17½ million acres; Germany has increased her acreage of wheat, but only by 300,000 acres; and Italy has very much maintained the same acreage. The increases are very small in potatoes; in Austria the area is just the same; in Hungary there is a slight increase, but scarcely any at all if you exclude Croatia and Sclavonia; France has distinctly increased, and Germany has slightly increased. As regards grass of all sorts, France apparently has increased her acreage, but the other countries remain very much the same; the later figures for Hungary are complicated by including Croatia and Sclavonia. As regards cattle, we have slightly increased our stock; the Austrian figures are only taken at long intervals, and do not show much change; the French figures I have used from 1885, because I think, as regards the French figures for earlier years, there is probably a slight inaccuracy, a change having been made in the mode of reckoning at the end of 1883 and 1884, which years I have not given here.

40,328. I presume that your figures as to live stock in the United Kingdom would not take account of the drought of 1893?—They do not include the figures for 1894. I have taken 1893 as the latest year for the foreign countries. Our drop this year is below the figure given in Table V. The figure would be 10·8 for cattle for 1894, and for sheep the figures this year are about 1,400,000 less. The figures as regard sheep show a decrease in all European countries, and the figures as regards pigs show great fluctuation, but they have not been subjected to any very close analysis.

Agricultural experiment stations in the United States.

40,329. (*Mr. Little.*) I think you could give us some information in your private capacity, if not in your official

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capacity, with respect to the agricultural stations in the States; you have had an opportunity of inspecting some of these stations, have you not?—I had on the occasion of my last visit. I went to several of the American colleges and to the stations which were attached to them, and was rather impressed by the extensive arrangements which were made for conducting the various experiments and for publishing a great mass of matter bearing on the different points at issue. The figures are pretty well shown in the last report of the American Government, the report for 1893.

40,330. There are a considerable number of those stations, are there not?—They are marked on the map which I have put in with my report.

40,331. Almost every State has one?—Every State now, I think, has a station.

40,332. Are they founded by the State?—They are to some extent endowed by the State, but every one of those stations enjoys a special grant from Congress of 15,000 dollars under the Act of 1887. The colleges are endowed by an earlier Act.

40,333. Is that an annual grant?—It is an annual grant from the United States Government of 15,000 dollars—3,000*l.* each. They have local revenues as well from the different States, in some cases, but not in all. There are one or two States with two stations.

40,334. Are they supported at all by private contributions?—Only to a very small extent. The colleges, such as Cornell University in New York State, and some of the others, have been of course endowed very largely by private munificence, and the officers of the colleges are available for the use of the station, so that in that sense, private benevolence helps; but the experimental stations are chiefly helped by the State, or by the Agricultural Department.

40,335. Chiefly maintained by the State?—Less by the individual States than by Congress.

40,336. In addition to these experiments, they instruct, do they not?—They have a regular system of instruction at all those colleges.

40,337. Are the experimental farms held in connexion with the colleges?—As a rule, but there are one or two exceptions. There is an old experimental station in New York State—the Geneva station, which I visited, which is not in connexion with the college, and which existed some time before the Act of 1887. There are a few cases of that kind, but as a rule they are really stations subordinate to, and in connexion with, the agricultural colleges, and using the same scientific staff.

40,338. What is the extent of one of these experimental farms?—They vary in acreage. Some of them in New England have a very small amount of land attached, only four or five acres, but there the work is chiefly chemical and is done in the laboratory.

40,339. Consisting, I suppose, of experiments on certain manure?—Special analyses.

40,340. Not consisting of experiments in the growth of crops?—Not so much.

40,341. Nothing like Sir John Lawes' experiments?—No, not of that length. In the other cases, further West, the newer stations have considerable areas, some of them having from 120 to 200 acres.

40,342. Do they include live stock?—They do. I think I pointed out, in answer to a Commissioner just now, that in Wisconsin, and several of those States, experiments were being made in the crossing of sheep, particularly by different breeds of this country, such as Cotswolds and Shropshire.

40,343. Did you find a general opinion that these experimental stations were productive of good to agriculture?—I heard a great many remarks to that effect, certainly.

40,344. Are they carried out at any great expense?—The expenses are shown in detail in the last report—the Report for 1893 of the United States Agricultural Department. They vary very much.

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40,345. I have not got that report; I do not know whether you can give us some idea of what one of those stations costs?—Some of them cost just about the amount of the grant, the 3,000*l.* Others have added money to the grant. The revenues both of the colleges and of the experimental stations are given in the report to which I refer. The Kansas Station, for example, has a revenue of 15,000 dollars from the United States, and exactly spends that sum and no more. Take the New York College of Geneva; it receives no Government subvention; it is a purely State business; it receives about 69,000 dollars a year, and spends that sum. Taking an ordinary case, such as Wisconsin, which is one of those I visited, the Government paid 15,000 dollars; the State of Wisconsin found nearly 10,000 dollars, and the sales of products brought in a certain revenue; the total expenditure was about 30,000 dollars.

Work of agricultural experiment stations.

40,346. I suppose that they devote their attention to the crops and the products which are specially suitable for the States in which they are carried on?—And largely—as is the case in those New England States mentioned in the latter part of the memorandum, where they are changing their character of cultivation—to the smaller crops, to fruit growing, to vegetable growing, to the growth of plants under electricity, and to the growth of different varieties of fruits, to a very large extent, to dairying, to the analyses of dairy produce, and to the different modes of feeding cattle. Their attention is directed much more in that direction than in regard to corn or grain.

40,347. They look out for the newer forms of agriculture, which might be profitably introduced?—Yes; in certain cases the breeding of sheep generally, and the getting forward of early lambs to the market, is a subject of discussion; and the feeding of swine for pork in some other cases.

40,348. Are those experiments carried on with a view to profit, that is to say, do they take account of the cost incurred, or are they like Sir John Lawes' experiments, which are conducted, as you know, independent of the desire for profit?—Both practices are carried on. To some extent there are experiments made where the money cost of the food used is shown in order to be an instruction to other breeders, and the whole thing is balanced; but in other cases where it is a matter of pure research, where it is a case like the use of electricity to grow certain vegetables or plants, no question of cost enters into the matter at all in the earlier inquiries.

40,349. Do they experiment with certain crops to ascertain not only whether they can be grown, or how much can be grown, but whether they can be grown at a profit?—Here and there that has been the practice apparently. Of course I can only speak for a few of the stations, not having personally visited very many.

40,350. I suppose the students in connexion with the college have an opportunity of observing these experiments?—They have, and at many of the stations the students are employed to do part of the labour, not because it is an advantage, because I was told that it was rather a disadvantage, to the station itself, but because it is an advantage to the students to be trained.

40,351. Technical instruction, in fact?—They were thus taught pruning in the horticultural department; and they were taught the feeding of stock in the animal experiments.

40,352. I suppose they pay fees?—At the colleges the fees are very small, and usually for certain incidental things. Instruction and published information are supplied free to the inhabitants of the State.

40,353. Are there bursaries or scholarships, do you know?—There are a good many instances of what practically comes to this sort of arrangement.

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Seventy-fifth Day.

Friday, 15th February 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
WALTER HUME LONG, Esq., M.P.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., *Assistant Secretary.*

Mr. J. M. Dodds.

Mr. JAMES MILLER DODDS called and examined.

Mr. J. M. Dodds.

5 Feb. 1895.

15 Feb. 1895.

40,354. (*Mr. Dalton.*) You are here to-day to give evidence on behalf of the Secretary for Scotland's office on the system of valuation and rating in Scotland?—Yes.

ystem of aluation nd rating Scotland.

40,355. With special reference to the practice in regard to the valuation and rating of railways, canals, and other properties?—Quite so.

40,356. How is Scotland divided for local government purposes?—The whole area of Scotland is divided twice over; first into parishes, the ancient division, and secondly into counties, burghs, and police burghs.

40,357. Do the counties and parishes overlap?—The parishes overlap counties and burghs in some cases. There are a large number of parishes which are wholly landward, that is wholly in a county, and a few, about eight or ten all over Scotland, which are wholly within a burgh.

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40,358. What are the areas for public health purposes?—The area for public health purposes is the burgh so far as the burgh is concerned, and, in what we call the landward part of the country, the county district.

40,359. And for poor law purposes it is the parish only?—For poor law purposes it is the parish only.

40,360. The parish is very large in some cases?—As a rule, the parish is very much larger than the English parish.

40,361. (*Mr. Little.*) Are there no combinations of parishes for poor law purposes?—There are a few combinations, but so few that they are hardly worth considering.

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40,362. (*Mr. Dalton.*) What are the rating authorities?—For the more important rates—the rating authority in the parish is the parochial board, which is the poor law authority, and which will shortly give place to the parish council; in the counties the county council. Perhaps I ought to say that some of the county rates are levied over the whole area of the county, and others over the districts into which the counties are divided. There are about 100 districts in the whole of Scotland. In burghs the rating authority is the town council, which sometimes rates in its capacity of town council, and sometimes in its capacity of Burgh Commissioners under the Scotch Burgh Police Act; and in police burghs, which are areas constituted into burghal areas within recent times, as distinct from the old Royal or Parliamentary burghs, the Burgh Commissioners acting under the same Act are the rating authority.

aluation olls.

40,363. What is the basis of assessment in Scotland?—The basis of assessment in every case is the valuation roll; that is to say, no rate can be levied upon a higher amount than is quoted in the valuation roll as the annual value of the subject mentioned.

40,364. The annual value is the gross value, is it not?—It is the gross value. I have a valuation roll here if the Commissioners would care to look at it. This is a valuation roll for the present year for the county of Peebles (*handing in valuation roll*).

40,365. How often is it made up?—It is made up every year for the whole of Scotland.

40,366. At the beginning of the year?—It runs from Whitsunday to Whitsunday.

40,367. Is it made up once for all, or do you have supplementary valuation rolls?—I believe it is made up once for all.

40,368. (*Mr. Clay.*) It is made up each year?—It is made up each year for the year.

40,369. (*Mr. Dalton.*) Then no property comes into rating during the year that is not in the valuation roll at the commencement of the year?—I am not quite certain about that, but I believe not.

40,370. How is it made up?—It is made up for the county by an official called the county assessor, and for the burgh by a similar official, the burgh assessor; but the valuation of railways, canals, and certain other large undertaking is made separately by one official for the whole of Scotland, named the assessor of railways and canals, and inserted in the local roll on his certificate. You will find on the last page of the roll there the valuation of railways, canals, and other such subjects.

40,371. Is he appointed by the Government?—The railway assessor is appointed by the Crown on the recommendation of the Secretary for Scotland.

Railway assessor.

40,372. Does he require a large staff?—His staff is not large. The total cost of the system for the current year was as close as possible to 2,000*l.*, and the total value of the subjects valued by the railway assessor was approximately 2,000,000*l.* The cost of his valuation averages about a fifth of a penny on the total valuation of the subjects valued.

40,373. Does that include costs of appeal?—I think not. That is only the cost of salaries, office expenses, travelling expenses and the like.

40,374. What appeal is there against his decision?—Do you mean the railway assessor's decision?

Appeals against assessor's valuations.

40,375. Yes?—There is an appeal against the railway assessor's valuation to one judge of the Court of Session when the subjects valued are in more than one county, and to the sheriff when they are all in one county, the decision being final in either case.

40,376. In the case of the local assessors what appeal is there?—In the case of the local assessor there is an appeal to the valuation committee of the county council in a county, and to the magistrates and council in a burgh, with a further appeal on a case stated to the Land Valuation Appeal Court, consisting of two judges of the Court of Session.

40,377. And the parochial board have nothing whatever to do with making up the valuation roll?—Nothing whatever, but they can appeal against an entry.

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40,378. Who pays the costs of the appeal against the local assessors?—The people primarily concerned pay the costs.

40,379. But in the case of the railway assessor?—In the case of the railway assessor the whole costs of the appeal are paid by the appellants.

40,380. Then the companies pay his salary to start with, and if they appeal against his decision, they pay the whole costs of both sides of the appeal?—I believe that is a correct statement, but it is fair to say that the assessor is not allowed to employ counsel, although the companies do employ counsel.

40,381. (*Mr. Little.*) In the appeal of individuals against an assessment are they empowered to employ counsel?—Yes.

40,382. (*Mr. Gilmour.*) They do that, but they have to pay their own expenses?—They have to pay their own expenses. I am afraid I do not know what happens if the appeal goes in their favour; I could not say for certain whether the costs are thrown upon the appellants.

40,383. If they choose to employ counsel they pay him?—Is that so?

40,384. (*Mr. Clay.*) Each man chooses his own counsel but if there is no counsel each one advocates his own appeal and the sheriff naturally is paid by the country?—Quite so.

40,385. (*Mr. Gilmour.*) It is about the committee that we are speaking now, not about an appeal from the railway assessors to the Court of Session?—No; the appeal from the local assessor to the committee, I think, was what the question referred to.

40,386. As a rule, those objecting to a valuation generally appear for themselves?—I imagine as a rule they do.

40,387. Unless there was a very important principle involved?—Yes.

40,388. (*Mr. Dalton.*) And the valuation is conclusive for local and Imperial purposes?—It is in some cases. It is conclusive for both local and Imperial purposes when the assessor is the Inland Revenue assessor. Perhaps I should explain that when the assessor is the Inland Revenue assessor the whole cost of making up the valuation roll is charged to the Crown; when the assessor is appointed separately by the county or burgh, the cost of the making up of the valuation roll is defrayed by the county or burgh, and the roll in that case is not final as against the Crown for Crown taxes.

Official and local assessors.

40,389. In what proportion of cases is the Inland Revenue assessor the local assessor?—The present figures are 26 Inland Revenue assessors in 33 counties, and 43 out of 86 burghs.

40,390. (*Mr. Gilmour.*) When you mention here the whole cost of the valuation roll, of course most rolls are printed, and the county has to pay for the entire cost of printing the rolls?—There has been a good deal of discussion about that recently, and I am not quite sure of the final result.

40,391. That is the fact, I think I may say. Of course, where a roll is not printed then the county has no expense if it is the Inland Revenue assessor that does the work; but wherever a county prints, as almost all counties in Scotland do now, that, as in the county of Fife, costs perhaps 250*l.* a year to print, so that the whole cost is not in that case borne by the Crown?—I understand.

40,392. (*Mr. Dalton.*) Then at the present time more than half the counties employ the Inland Revenue assessor, and exactly half the burghs?—Yes; much more than half the counties—26 out of 33.

40,393. Do the most important counties employ him? Yes; I think so. I remember the county of Ayr and the county of Argyll employ local assessors; they are certainly important counties.

40,394. (*Viscount Cobham.*) Is it an optional matter with the counties?—Entirely optional.

40,395. Why do they not always employ the Government assessor; it would save them a considerable expense?—That I cannot say. In some cases I should imagine they have followed the old practice, and gone on appointing the local men. It is just possible they think that in some cases the result of appointing the Inland Revenue assessor might be to raise the valuations; but as to that, I am not in a position to speak.

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40,396. (*Mr. Dalton.*) Do they find that is the case in these counties, where they have their own assessor and also the Inland Revenue assessor, that the Inland Revenue assessor's valuation is the highest?—I could not say generally whether it is so, but I have heard of particular cases in which the Inland Revenue assesor has considered it necessary to raise the local assessor's valuation.

Procedure in assessment.

40,397. On what principle do the assessors have to ascertain the value of the different properties on the valuation roll?—It is the duty of the assessors "annually to ascertain and assess the yearly rent or value "of the several lands and heritages within the county "or burgh respectively," and to make up the valuation rolls in the manner prescribed by statute. Lands and heritages are to "extend to and include all lands, "houses, shootings and deer forests, fishings, woods, "copse and underwood from which revenue is actually "derived, ferries, piers, harbours, quays, wharves, docks, "canals, railways, mines, minerals, quarries, coalworks, "waterworks, limeworks, brickworks, ironworks, gas-"works, factories, and all buildings and pertinents "thereof, and all machinery fixed or attached to any "lands or heritages." It is provided, however, that "no mine or quarry shall be assessed unless it has "been worked during some part of the year to which "such assessment applies."

40,398. How is that worked; if you make up the valuation roll at the beginning of the year, do you enter a mine or a quarry in it, if it has been worked during the preceding year?—I think so, but as to that I cannot say very definitely.

40,399. Is every class of rateable property entered in the valuation roll?—I think it is fair to say every class of rateable property; in fact, some property is entered which is not rated.

40,400. What property is that?—Such property as a church, I believe, is in some cases entered.

40,401. Entered at a value?—Entered at a value, but not rated.

40,402. What is the object of entering it?—Because it has been held to be the duty of the assessors to include, under the terms of the Valuation Acts, every property in the county which might bring in a rate. The Valuation Act does not decide what property is to be rated; the valuation roll is solely for the purpose of enabling property to be valued.

40,403. (*Mr. Clay.*) Is it not the case that the Established Church ministers have never paid parochial rates, and that they are favoured in that way, and perhaps it is the same with glebes; do you know that?—I do not know for certain, but I may perhaps point out that the valuation roll is not at all final in deciding whether the subject entered in it is to be rated or not. That must depend upon the provisions of particular statutes.

40,404. But the Established Church minister is freed from paying rates levied for the purpose of raising money for the parochial board?—That may be, but I could not speak with absolute certainty about it.

40,405. (*Mr. Gilmour.*) Because he was supposed to pay more out of his pocket to the poor directly?—Yes.

40,406. (*Mr. Dalton.*) I think you said feu duties were not entered in the roll for the purpose of assessment?—Not for the purposes of assessment.

Feu duties.

40,407. What are feu duties; are they the same as ground rents?—Not precisely, I believe. A feu duty is an annual sum payable by the purchaser of land who has taken it from the owner on the condition of paying so much per year, the owner parting with the property.

40,408. It is like a perpetual ground rent?—Yes, with possibly an increase at intervals, called, I believe, a casualty.

Determination of annual value of lands and heritages.

40,409. Are the rules for fixing the yearly value much the same as in England?—The rule for fixing the yearly value is laid down in the principal Valuation Act as follows:—"In estimating the yearly value "of lands and heritages under this Act, the same "shall be taken to be the rent at which, one year with "another, such lands and heritages might in their "actual state be reasonably expected to let from "year to year; and where such lands and heritages "consist of woods, copse, or underwood, the yearly "value of the same shall be taken to be the rent at "which such lands and heritages might in their

"natural state be reasonably expected to let from year "to year as pasture or grazing lands; and where such "lands and heritages are *bonâ fide* let for a yearly "rent conditioned as the fair annual value thereof, "without grassum or consideration other than the "rent, such rent shall be deemed and taken to be the "yearly rent or value of such lands and heritages in "terms of this Act: Provided always, that if such "lands and heritages be let upon a lease, the stipulated "duration of which is more than 21 years from the "date of entry under the same, or in the case of "minerals more than 31 years from such date of entry, "the rent payable under such lease shall not neces-"sarily be assessed as the yearly rent or value of such "lands and heritages, but such yearly rent or value "shall be ascertained in terms of this Act, irrespective "of the amount of rent payable under such lease."

40,410. I suppose "grassum" is the same as premium?—Grassum is a sum paid to the landlord at the entry to the lease in anticipation of and over and above the rent.

40,411. How do you interpret that provision about the underwood; do you take the value of underwood as being the value at which the lands would, in their natural state, be let as pasture or grazing land?—Yes, I suppose that the idea of that is, that it would be unfair to take the actual value of woods in any particular year, because they take a very long time to mature.

40,412. You do not value them in the same way as you would pasture land, do you; you do not put them at as high a value as pasture land?—As pasture or grazing lands.

40,413. At the same value?—Yes, I believe so; the assessor assumes for the moment that they are pasture and grazing lands, and values them accordingly, even although there is no return for the year from the woods.

40,414. Does not that give them rather a high value?—It may give them a high value in some years; in other years, on the other hand, in the year in which the timber is cut, I suppose it gives them a low value.

40,415. You do not assess the saleable underwood separately at all?—No.

40,416. I think you say that the value entered in the valuation roll is a gross value?—Yes, I think that is a special feature about the Scotch roll, namely, that the value which enters the roll in the case of the ordinary subjects is a gross value, and not as in England and Ireland a net value.

40,417. But some rates are levied on the gross value and some on the net value?—That is so.

Valuations of railways and canals.

40,418. How do you arrive at the value of a railway?—In the case of railways and canals certain rules are laid down by statute for the guidance of the railway assessor. He is first required "to inquire into and fix "*in cumulo* the yearly rent or value in terms of the "principal Valuation Act, of all lands and heritages in "Scotland belonging to or leased by each railway and "canal company and forming part of its undertaking"; and to "inquire into and fix the amount which one year "with another would be required in order to the acqui-"sition, formation, and erection of the several stations, "wharves, docks, depôts, counting-houses, and other "houses and places of business respectively in Scotland, "of or connected with each such undertaking (includ-"ing the solum on which such stations and others are "erected)," and also to "inquire into and fix all other "matters necessary to enable him to make up a valuation "roll of railways and canals." The general rule that yearly value is to be taken as the rent at which, one year with another, the subjects might in their actual state be reasonably expected to let from year to year applies to railways as well as to other lands and heritages. In practice the cumulo valuation is taken to be the net revenue left after making certain deductions from the gross revenue of the undertaking during the year preceding the valuation. First the gross receipts are ascertained. From this are deducted, in the first place, the working expenses, namely, one half of the expenses incurred in maintaining or repairing the permanent way, general cost of management, locomotive power, traffic charges, Government duty, and law charges——

40,419. Why is only one-half of those expenses deducted?—The other half is deducted in fixing the net assessment for parochial rating, and I imagine that has a good deal to do with the present state of the law.

40,420. (*Viscount Cobham.*) Are these figures taken from the company's books, or are they all estimates?—They are taken from the company's books; the assessor has access to all the companies' books.

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40,421. (*Mr. Dalton.*) What are the other deductions?—The second series of deductions are tenants' allowances, namely, 25 per cent. upon the estimated present value of the working stock and plant (representing tenants' profits, deterioration, interest, and incidents); 25 per cent. upon the value of workshop tools, office and station furniture and plant, horse and carting plant, telegraph instruments, and sacks.

40,422. Why is 25 per cent. taken in those two cases? Is that laid down by statute, or is that the practice?—I think that has been laid down by the judges according to the practice; at any rate it is the actual figure.

40,423. In all cases?—Yes. The other deductions are 10 per cent. for interest and deterioration on the value of general and locomotive stores on hand; 5 per cent. interest on an estimated floating capital, and 18 per cent. on the value of plant employed in working other lines. A further abatement is allowed is respect of earnings from traffic carried in plant belonging to traders. What remains is the *cumulo* valuation.

40,424. And that is taken as the gross income of the company for Imperial and local purposes?—For local purposes, certainly. I do not feel sure about the Imperial purposes; I suppose the principal Imperial tax upon the railways is the income tax, and how that is levied I could not state.

40,425. How do you allocate the valuation between the different districts?—The valuation is allocated as follows: From the *cumulo* valuation of the railway is deducted a sum of 5 per cent. of the yearly estimate of the cost of the stations, &c., and the balance is divided among the various parishes, counties, and burghs through which the line runs in proportion to the mileage of the line situated in each. To the result in each case is added a sum equal to 5 per cent. on the cost of stations, &c., within the parish, county, or burgh. A single line gets the same rate per mile as a double line.

40,426. Is it considered fair to apportion it according to the mileage everywhere, whether you have a single line or a double line?—The point has been mentioned before Committees of the House of Commons, but I do not recollect that any recommendation has ever been made about it.

40,427. It has always been so?—It has always been so since the system came into force in 1854.

40,428. The railway assessor values other properties besides railways, does he not?—I find that for this year he valued 24 railways, 2 canals, 12 tramways, 10 waterworks, 2 gasworks, and 1 electric lighting works—51 undertakings in all.

40,429. How does he arrive at their annual value?—As regards canals, similar rules apply as in the case of railways with suitable modifications. On the request of any water company, or gas company, or other company having continuous lands and heritages liable to be assessed in more than one parish, county or burgh, the railway assessor is empowered to value such lands and heritages. The general rule of lettable annual value applies in such cases as in that of railways, but in practice it is somewhat differently worked. In the case of corporation waterworks, all necessary outlays for management, maintenance and repairs properly chargeable against revenue, not merely a proportion of them, are deducted from gross revenue.

40,430. Why do they deduct the whole in the one case and only a proportion in the case of the railways?—I believe it depends upon judges' decisions.

40,431. You do not know what the reason given for it was?—I could not say.

40,432. You deduct a comparatively small proportion in the case of railways?—It is an extremely complicated question which was investigated by a Committee of the House of Commons in 1888.

40,433. Is the present system found to work well?—It gives great dissatisfaction to the burgh authorities I believe.

Valuation of waterworks

40,434. Are they dissatisfied with the deductions made from the railways, or do they think too great a deduction is made from the other companies?—For the moment, I was speaking of the waterworks alone.

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40,435. Of the waterworks belonging to local authorities?—Of the waterworks belonging to local corporations, which is the case with most waterworks in Scotland.

40,436. Do you allocate the value of these undertakings in a different way from that which you adopt in the case of railways?—The yearly rent or value is allocated on the principle of allowing to each rating area the proportion of the total annual value which the structural cost of the works in that area bear to the total structural cost. That system only dates from 1884. Prior to 1884 I believe the system was similar to the one prevailing in England; namely, the waterworks were valued on the basis of allowing for the profits supposed to be earned in each rating area.

40,437. And that was abandoned?—That was abandoned in consequence of a decision of the Court of Session.

Rating on gross and net valuation.

40,438. In what cases do you rate on the gross valuation, and in what cases on the net rateable value?—Roughly speaking, the county and burgh rates are imposed upon the gross valuation, and parochial rates are imposed upon a net valuation.

40,439. What is the reason for that distinction?—The primary reason is simply that the Acts of Parliament vary; what the ultimate reason may be I do not presume to say; but the variation has attracted the attention of various Select Committees of the House of Commons.

40,440. Are the rates on the gross valuation under more recent Acts or under older Acts; which is the more ancient system?—The more ancient system on the whole I should say was the valuation on the gross; but of rating statutes in the present century the most important has no doubt been the Poor Law Act of 1845, and that has since been the rule for the levying of all parochial rates, namely, that they are levied upon a net valuation and not upon the gross.

Division of rates between owners and occupiers.

40,441. In what cases are the rates divided between owners and occupiers?—In taking the three main areas again, in the case of counties up to 1889 most of the county rates were levied upon owners. In 1889, when the Local Government (Scotland) Act, establishing county councils, was passed, the rule was laid down for the future that county rates except the public health rate should be levied upon the gross valuation as entered in the valuation roll without any deduction, half upon owners and half upon occupiers; but as prior to 1889 the greater part of the county rates fell upon owners alone, the Act contains a provision under which an average owner's rate for the 10 years before 1889 was struck for each county. Up to that average owners alone are rated; above the average the rates are equally divided between owners and occupiers, and any new rates since 1889 have been so divided. I should perhaps explain that the average only applies to rates which prior to 1889 were levied upon owners alone. Certain rates, such as the contagious diseases (animals) rate and the roads rate for maintenance, were levied half and half upon owners and occupiers, and the average rate of course did not apply to them.

County rates.

40,442. For what purposes were the old county rates raised that fell entirely upon the owners prior to 1889?—I think a return was circulated with my brief which contains a list of the county rates——

40,443. The old county rates?—Of all the county rates. On page 3 of that return, No. 100, 1894 (House of Commons), will be found an explanation of the system. It is in the last column, headed "Incidence." "Prior to the commencement of the Local Government Act these assessments, namely, County General "Assessment, Police Assessment, Sheriff Court House "Assessment, Registration of Voters Assessment, "Militia Assessment, and Lunatic Asylums Assessment, were payable wholly by owners."

40,444. Did they constitute the greater part of the county rate in amount?—No, I think, on the whole, that probably the heaviest county rate was the road rate, which was payable only as regards capital expenditure by owners alone. As regards maintenance, it was payable half and half by owners and occupiers. Looking at the first county mentioned in that return, I see the total of rates levied by Commissioners of Supply, in the year 1889–90 was, in the county of Aberdeen, almost 3*d.*: the road rate levied by the county road trustees was 5*d.*

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Road rates.

40,445. The roads rate was borne half and half?—One could not say in any case definitely, whether it was borne exactly half and half, because one would have to know whether there was a debt.

40,446. (*Mr. Clay.*) You were speaking just now about the New Roads Act?—Yes, the Act of 1878.

40,447. Under the old Roads Act the trust roads were supported by tolls?—Quite so; that was prior to 1878.

40,448. And the statute labour roads, what we call in England the parish roads, were supported by landlords and tenants?—Yes. I have figures which show that in 1848 the tolls taken on roads over the whole of Scotland amounted to 6*d.* in the pound of valuation.

40,449. (*Mr. Dalton.*) When the tolls were abolished on whom did the cost of the old turnpike roads fall?—They now fall, half upon the owners and half upon the occupiers, so for as maintenance is concerned; and the road debt incurred since 1889 is likewise divided equally between the owners and occupiers; but the owners have still to bear the burden of the old road debt prior to 1889.

40,450. Is there any Treasury subvention for those disturnpiked roads?—There is.

40,451. What does that amount to?—There is a subvention of 35,000*l.* a year.

40,452. What proportion of the maintenance would that be?—I am afraid I cannot give you the figures at the moment; I could furnish them.

Division of rates between owners and occupiers.

40,453. What is the rule in burghs as to sharing the rates between owners and occupiers?—The general rule in burghs is, that rates are levied upon the gross value, and that they fall upon the occupiers. I believe, roughly speaking, that about one-sixth of the burgh rates fall directly upon the owners.

40,454. For what purposes do they fall upon the owners?—The cost of constructing the sewers is charged upon owners, and the old contagious diseases (animals) rate is imposed equally upon owners and occupiers; but, as a rule, the practice is to levy burgh rates upon occupiers.

Assessment of agricultural land in Scotland.

40,455. What deductions are made in burghs in respect of agricultural lands and other property?—They are assessed upon one-fourth of the value entered in the valuation roll. The exceptions made in the case of the principal burgh assessment to the rule of levying on gross value are that, within a burgh—"(1.) "All lands and premises used exclusively as a canal or "basin of a canal, or towing-path for the same, or as a "railway or tramway, constructed under the powers of "any Act of Parliament for public conveyance, ex"cepting the stations, depôts, and buildings—and all "bridges, frontages, and ferries not being private pro"perty; (2.) All the underground gas and water pipes, "or underground works of any gas or water company "or corporation; (3.) Salmon fishings, and all wood"land, arable, meadow, or pasture ground, or other "ground used for nurseries, market gardens, or for "agricultural purposes,"—are assessed upon one-fourth of the value entered in the valuation roll."

40,456. That is for all rates levied in the burgh by the burgh authorities?—No, that does not apply absolutely to all rates; it applies to what is known as the burgh police rate, which is by far the most important rate levied in burghs.

40,457. (*Mr. Little.*) Not to the poor rate?—No, it does not apply to the poor rate.

40,458. (*Mr. Dalton.*) Nor to the school board rate?—No.

40,459. What about the public health rate?—There is a similar rule in levying the public health rate in burghs under the Public Health Acts.

40,460. Then land in burghs in Scotland pays less to the urban rates than it does in England, because in England the borough rate is levied on lands at their full value?—Yes, I suppose so.

Assessment to land tax in Scotland.

40,461. On what valuation is the land tax levied?—The land tax in burghs is, as a rule, not apportioned among the owners and occupiers according to valuation as entered in the roll, but is assessed or "stented," to use an old Scotch word, upon them, following the ancient custom, according to an estimate of their income from heritage and trade made by a committee chosen by the burgh magistrates formerly known as "stent masters." Although the amount of the tax is trifling—only about 7,000*l.* among all the ancient

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burghs of Scotland—the mode in which it is assessed is considered a grievance, and so recently as 1894 a memorial was presented by the convention of royal burghs repeating a request which has been put forward at intervals since 1834 to the effect that real property, proportionately to its rental as fixed under the Valuation (Scotland) Acts, should within burghs be the sole basis of assessing the land tax.

40,462. But outside those ancient burghs does it go according to the valuation roll?—The land tax was fixed in the 17th century, and all burghs except the burghs which then existed are disregarded in the levy of the land tax.

40,463. But do you have a certain amount put upon each parish?—It was fixed, I believe, for what we call landward and burghal areas.

40,464. (*Viscount Cobham.*) You have just said that the land tax was fixed in the 17th century. Do you not mean the 18th?—I thought it was the 17th. The proportion of it for Scotland was fixed at the Union at the beginning of the 18th century.

40,465. (*Mr. Dalton.*) Was it fixed for each parish?—It was fixed for each burgh and for each county, and the amount of the county tax is apportioned according to an ancient valuation which was made in the 17th century.

Assessment to poor rate in Scotland.

40,466. What is the rule as to the poor rate?—The general rule in the case of poor rates, which include, as well as the poor rate proper, the school rate, the registration rate, and the burial ground rate, is that they are assessed half upon owners and half upon occupiers, and are levied not upon the gross valuation entered in the valuation roll, but upon a net value, based in every case upon the gross valuation, but allowing deductions, which may be varied for different kinds of lands and heritages according to the absolute discretion of the parochial boards.

40,467. Are there any exceptions to that rule?—The only exceptions are unimportant local usages, which now exist in 13 parishes only. In 46 parishes there are no compulsory poor rates.

40,468. What do you do in those 46 parishes? How do you meet the expense for the relief of the poor?—It is met by voluntary contributions on the part of the inhabitants.

40,469. (*Mr. Gilmour.*) Can you give me a rough idea what those parishes are where that is done?—In 1894 there were 46 such parishes in Scotland, of which 10 are in Forfar, 9 in Fife, 5 in Perth, 4 in Aberdeen, 4 in Argyll, 4 in Peebles, 3 in Lanark, 3 in Orkney, 1 in Ayr, 1 in Berwick, 1 in Caithness, and 1 in Stirling.

40,470. (*Mr. Dalton.*) Do they vary from year to year? If enough is not raised from voluntary subscriptions, is there the power to levy a poor rate?—By the Poor Law Act of 1845 they are empowered to adopt the system of compulsory assessment, but so far they have got on without it.

40,471. The present poor law is based upon an Act which was passed about the same time as the Act of Elizabeth in England, is it not?—Yes, an Act of 1579.

40,472. What was the system of compulsory poor rates under that Act?—That Act on which the present poor law is still based, authorised the imposition of an assessment upon "the whole inhabitants within the "parish according to the estimation of their substance "without exceptions of persons," and ordered that at the end "of the year the taxation and stent roll be always "made of new, for the alteration that may be through "death or by increase or diminution of men's goods "and substance."

40,473. Then the poor rate was not levied under that merely upon lands but according to the ability of the people?—That was the rule laid down, but until the middle of the 18th century, I believe there was no case in which a compulsory assessment was made for the poor.

40,474. Then it was a dead letter?—It was practically a dead letter.

40,475. And all the expenses were paid out of voluntary contributions?—Out of voluntary contributions or by means of a licensed begging system.

40,476. Since you have had compulsory poor rates, what alteration has there been?—Compulsory assessments for the support of the poor do not seem to have been adopted at all before the middle of the 18th century, and in the early part of the present century there was great variety of practice in the imposition of the rates. But the division between owner and occupier seems to have met with general commendation.

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40,477. Has the poor rate always been divided between the owner and the occupier since you have had compulsory poor rates?—That has been the general rule. The Commission on Scottish Municipal Corporation in 1835 recommended that the basis of assessments in burghs should be "the real rent of all heritable "subjects within the boundaries of the burghal jurisdiction (excepting such portion of land as may be "occupied for purposes entirely agricultural) one half "of the tax to be paid by the proprietor and the other "by the tenant." In 1844, the Scottish Poor Law Commission reported that as regards raising a poor rate "almost every burgh has some peculiar established "usage as to the mode of carrying the general law "into effect," and added that they were "not prepared "to recommend any alteration with regard to the mode "of imposing assesments."

40,478. Were most of the poor rates levied according to means and substance before 1845?—There was great variation, and I think possibly the most authoritative statement is that contained in the first report of the Board of Supervision:—"According to the "law of Scotland previous to August, 1845, the principle of rating on means and substance was recognised "in all assessments for the relief of the poor."

Rating on means and substance.

40,479. The rating of means and substance was practically an attempt to have a local income tax on all classes of property and incomes, was it not?—Certainly. "In the purely burghal parishes having no landward "district attached to them, which were few in number, "the law appears to have been that the assessment "should be laid on the whole inhabitants according "to the estimation of their means and substance in "terms of the statute, 1579, chapter 74, unless that rule "should have been superseded by a local Act or usage "in particular burghs. With the exception of the eight "or nine purely burghal parishes, the only mode of "assessment for the poor recognised by the law of "Scotland prior to August 1845 was that one half of "the burden was laid on the owners of lands and "heritages within the parish and the other half on "the whole inhabitants according to their means and "substance."

40,480. What difficulties were found in the levying of rates on the means and substance of the inhabitants; the system has been entirely discontinued now, I think?—It has been entirely discontinued. The last case in which it was applied, so far as I have been able to ascertain, was in the case of Greenock, where the system survived as recently as 1880. It was abandoned by the Greenock parochial board, because of the strong local feeling against it on account of the difficulty of obtaining correct information as to the real incomes of the ratepayers.

40,481. What was the practice if a man had property in several parishes and was also possessed of a considerable amount of personalty; to which parish would he contribute?—He could choose which parish he should be assessed in.

40,482. But he could not be assessed in more than one?—No.

40,483. Then if he were a man of great wealth he could choose a parish where there was a very small amount of rate, I suppose, and the only contribution he would make for his personalty would be for the rates of that parish?—I would imagine he could do so.

40,484. (*Viscount Cobham.*) He would select the parish in which he had most land probably?—Yes.

40,485. (*Mr. Dalton.*) The rating on means and substance was abolished about 1860 by Act of Parliament?—In 1861.

40,486. By general consent?—By general consent. In 1845 the Poor Law Act gave three alternatives for rating.

40,487. (*Mr. Lambert.*) By whom were those alternatives to be chosen?—They were to be chosen by the parochial board subject to the approval of the central authorising body, the Board of Supervision: "And be it "enacted, that when the parochial board of any parish "or combination shall have resolved to raise by assess"ment the funds requisite, such board shall, either at "the same meeting, or at an adjournment thereof, or

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"at a meeting to be called for the purpose, resolve as "to the manner in which the assessment is to be "imposed; and it shall be lawful for any such board "to resolve that one half of such assessment shall be "imposed upon the owners, and the other half upon "the tenants or occupants of all lands and heritages "within the parish or combination, rateably according "to the annual value of such lands and heritages."—then the rest of the section is now repealed.

40,488. There were three methods authorised?—Yes; the others are now all repealed, but I suppose I had better read them: "Or to resolve that one half of such "assessment shall be imposed upon the owners of all "lands and heritages within the parish or combination "according to the annual value of such lands and "heritages, and the other half upon the whole inhabi-"tants, according to their means and substance, other "than lands and heritages situated in Great Britain or "Ireland; or to resolve that such assessment shall be "imposed as an equal per-centage upon the annual "value of all lands and heritages within the parish or "combination, and upon the estimated annual income "of the whole inhabitants from means and substance "other than lands and heritages situated in Great "Britain or Ireland; and when the parochial board "shall have resolved on the manner in which the assess-"ment is to be imposed, such resolution shall be forthwith "reported to the board for approval; and if the manner "of assessment so resolved upon shall be approved by "the board of supervision the same shall be adopted "and acted upon in such parish or combination, and "shall not be altered or departed from without the "sanction of the board of supervision."

40,489. (*Mr. Dalton.*) Was not the result of that Act that the rating on means and substance very rapidly began to disappear?—It was. From 1845 to 1861 any Scottish parochial board had the choice of these three methods, so that whatever result followed was purely voluntary. In 1847 out of 558 assessed parishes, 431 levied poor rate on rental, and 71 on estimated means and substance. In 1860 of ont of 752 assessed parishes, 698 levied it on rental, and only 25 on means and substance. In 1861 an Actwas passed (without discussion in the House of Commons)——

40,490. It was fully discussed in the House of Lords, I think?—It was, and there were some very curious and interesting statements made. That Act abolished the power to rate according to estimated means andsubstance when the system had been introduced since 1845.

40,491. Then the result was that when it was left to the parochial boards to decide what system they would have, they practically, almost unanimously, abandon the old system of rating on means and substance, was not that so; they came down to 25, I understand, in 1860?—They abandoned the system.

40,492. They voluntarily abandoned the system of rating on means and substance?—Yes, because of the extreme difficulty of working it by the means at their disposal.

40,493. I think in the discussion in the House of Lords the Duke of Argyll said that every Scotch member was in favour of abolishing it?—I think that was so.

40,494. The Act by which it was abolished was brought in by a Scotch member, was it not?—Yes, Mr. Baxter, and it now stands as 24 & 25 Victoria, chapter 37.

Assessment to poor rate in Scotland.

40,495. Now you have substituted a different system of rating for the poor rate in lieu of means and substance?—Yes. A single method is now all but universally in use in the levy of poor rates. These rates are levied not upon the gross rental but upon a net rental, after certain deductions are made from the gross. The rule is that "in esti-"mating the annual value of lands and heritages" (for poor rate) "the same shall be taken to be the rent at "which, one year with another, such land and heri-"tages might in their actual state be reasonably "expected to let from year to year, under deduction "of the probable annual average cost of the repairs, "insurance, and other expenses, if any, necessary to "maintain such land and heritages in their actual "state, and all rates, taxes, and public charges payable "in respect of the same."

40,496. These deductions are made by the parochial board, are they not?—Yes, each parochial board has complete discretion as to the amount of the deductions.

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40,497. What are the usual deductions?—I find from the most complete returns available (which cover nearly the whole of Scotland) that the average deduction on dwelling-houses is about 16 per cent., on farms 11 per cent., on other assessable property 20 per cent. For Aberdeenshire the average figures are respectively 14, 10, and 14 per cent.; for Lanark, 19, 9, and 21; for Perth, 6, 7, and 13; for Renfrew, 25, 13, and 30; for Stirling, 13, 15, and 20; for Wigtown, 8, 10, and 17.

40,498. What are the deductions in the case of railways?—They vary from 25 to 35 per cent., as a general rule; there is no uniformity whatever.

40,499. There is no maximum or minimum fixed by Statute in any way?—There is not. So long ago as 1865 a Select Committee recommended that the figures for all parishes in each county and burgh should be fixed by the county and burghal authorities respectively; and they suggested 8 per cent. for land without houses, 10 per cent. for mines and quarries, 15 per cent. for land with houses, 20 per cent. for houses and buildings other than works and manufactories, and 30 per cent. for mills and works; but the recommendation has never been carried into effect.

40,500. In addition to those deductions you charge for the poor rate in certain parishes different classes of property in a different way, do you not?—Yes.

40,501. Could you give us some account of that?—The Poor Law Act of 1845, section 36, provides that "It "shall be lawful for the parochial board, with the "concurrence of the board of supervision" (now the "Local Government Board) "to determine and direct "that the lands and heritages may be divided into "two or more separate classes according to the pur-"poses for which such lands are used and occupied, "and to fix such rate of assessment upon the tenants "or occupiers of each class respectively as to such "boards may seem just and equitable." The board of supervision (now the Local Government Board) has no initiative in requiring classification, although its approval must be obtained to any particular classification introduced; and any parish may desert it without the concurrence of the board.

40,502. Then it is entirely left to the parochial board to settle whether they will have this system of classification or not?—Any particular system requires the approval of the central authority, but the central authority has no power to require any individual parochial board to adopt the system at all, and any parochial board may give up the system without the consent of the Central board being required.

40,503. Then in the cases where this system is in force, it is in force because the parochial board think it equitable?—Undoubtedly. I find that in 11 out of 17 Scotch burghs whose population is above 20,000 inhabitants, there are parishes the lands and heritages in which are classified. In a large burgh probably in most cases there is more than one parish, and each parish goes partly into the burgh, and partly into the county. As I have said in 11 out of 17 burghs with over 20,000 inhabitants, there is a classification of lands and heritages for poor rating in one or more of the parishes partly contained in the burgh, and in 10 out of 14 burghs with a population of between 10,000 and 20,000 there is also a classification.

40,504. Would those be the cases where the majority of the inhabitants were householders and not occupiers of land?—I think that would be the general rule in such cases. The return which was circulated I believe among the members of the Commission gives particulars of individual cases, and also contains an explanation of the principle.

40,505. What proportion of parishes in Scotland now have this system?—Out of nearly 900 parishes there are only 168 classified, of which 100 are partly burghal and partly landward.

40,506. I suppose if you have got a purely rural parish it does not make much difference whether you have this system or not?—No, I suppose that would also apply to a purely burghal parish.

40,507. (*Viscount Cobham.*) In all parishes that are partly urban and partly rural, should you say the system was in force?—No; not in all; I am afraid I could not say for certain how many such parishes there are in all.

40,508. (*Mr. Dalton.*) At any rate it would be in force in a very large number of parishes where it would be

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to the interest of the majority of inhabitants not to have it in force?—Certainly.

40,509. They have done it because they thought it was a fair and reasonable arrangement?—Yes.

40,510. And in all these classifications agricultural land is assessed at a lower value than other properties, I think?—That is the general system, usually at a quarter of the rate levied upon houses.

40,511. But the classification only applies to the rate payable by the occupier, not to the half of the rate payable by the owner?—It applies only to the occupiers' rates.

40,512. Therefore in those cases where you have it in force and the land is rated at a fourth only, practically something less than two-thirds of the rate fall upon the land, as compared with the whole of the rate which falls upon houses; and supposing you had a 3*s.* rate, the owner would pay 1*s.* 6*d.* and the farmer would pay 4½*d.*—that is to say, they would between them pay 1*s.* 10½*d.* out of that 3*s.* rate?—Yes.

40,513. There is a circular in this return which you have given us of the 10th December 1868, from the board of supervision; can you say whether that represents the present views of the board of supervision upon the subject?—The board of supervision, as you are no doubt aware, has been reconstituted under an Act of last Session, and they have been so busy in arranging for the election of parish councils that I imagine they have not had much time to consider this question; but, so far as we know here, there has been no change in the views of the board.

40,514. This circular has never been superseded by any later circular, has it?—No.

40,515. It expresses a very strong view as to the desirability of rating lands and farms on a reduced estimate?—It does.

40,516. Could you give the general effect of the circular?—Yes. The circular is contained in the Parliamentary Return to the House of Commons, No. 154, 1886. On page 25 of that return the following paragraph occurs:—"Assessment for the relief of the "poor was originally established on the equitable "principle, that everyone should contribute in propor- "tion to his income, and that principle has never been "abandoned. But as trade and commerce have "extended, and social relations have become more "complicated, it has been found difficult to ascertain "the amount of each man's income, and the inquisition "required to effect that object was unpopular. "Attempts were therefore made to devise the means of "maintaining the principle without the necessity of "having recourse to an inquisition into each man's "affairs. It was assumed that, as a general rule, men "occupied dwelling-houses at rents proportioned to "their income, and that an assessment on the annual "value of houses would therefore be approximately an "assessment proportionate to their means. A man "whose dwelling-house was of the annual value of 100*l.*, "would thus be required to contribute ten times as "much as the man who lived in a house worth only "10*l.* a year. It was found however, that this rough "and ready measure of men's means was very imperfect, "and that where lands and heritages were occupied for "different purposes, the income of the occupant varied "with reference to the purposes for which the lands "and heritages were occupied. A farmer who paid "100*l.* a year for his farm could not be supposed to have "an income equal to that of a man who paid a rent of "100*l.* a year for his dwelling-house; and if the "principle that every one should be required to con- "tribute in proportion to his income was not to be "lost sight of, it was obviously necessary that facilities "should be afforded for imposing different rates with "reference to the different amounts of means repre- "sented by the different kinds of occupancies." Accordingly, in the Act of 1845 it was provided (section 36), that it should be lawful to distinguish lands and heritages into two or more separate classes, according to the purposes for which such lands are used and occupied, and to fix such rate of assessment upon the tenants and occupants of each class respectively, as may seem just and equitable. It was thus made lawful to vary the rate with reference to the presumed income of the different classes of occupants. The Act of 1861, which abolished direct assessment on means and substance, has given increased importance to the equitable exercise of this power of classification. Occasions for the exercise of the power arise chiefly in the case of parishes partly urban and partly rural, and of rural parishes containing villages inhabited by a manufacturing population. Let it be supposed that in such a case the rate is to be assessed upon tenants and occupants of dwelling-houses, of tenements occupied as shops or for manufacturing purposes, and of lands occupied as purely agricultural subjects; then the Board have frequently approved of a classification assessing the occupants of dwelling-house at a full rate, or, say, 1*s.* in the £ of their rental, the occupants of agricultural subjects at one-fourth of the full rate, or 3*d.* per £, and the occupants of shops or manufacturing premises at a half of the full rate, or at some immediate rate. This has occasionally been complained of as unjust to the occupants of dwelling-houses, particularly where they happen to be working men whose income consists of the wages of their labour, and who, by the supposed classification, are apparently more heavily burdened than the tenants of agricultural subjects. It is easy to see, however, that the reverse is the case. "Thus "a farmer paying 100*l.* a year of rent in Scotland "is held by the Legislature, under the Income Tax "Acts, to have a taxable income of only 33*l.* 6*s.* 8*d.* "equal to one-third of his rent, yet at 3*d.* in the pound "he has to pay 25*s.* of poor rates; while the working "man, with an income of 39*l.*, living in a house the rent "of which is probably not more than 5*l.* per annum, "and assessed at 1*s.* in the pound, pays only 5*s.* per "annum of poor rates. The farmer, even if we suppose "his income to be equal to that of the working man, "would be paying five times as large an amount of poor "rates. Or take the case of a farmer paying a rent of "300*l.* a year whose income is held to be equal to one- "third of his rent, or 100*l.* a year, that is a fraction less "than three times the income of the working man "earning 13*s.* a week, and living in a house at a rent "of 5*l.* per annum; the farmer assessed at 3*d.* in the "pound, would pay 3*l.* 15*s.* of poor rates, while the "working man assessed at 1*s.* in the pound would pay "only 5*s.* The farmer with three times the amount of "income would pay 15 times the amount of poor "rates.".

40,517. Did those poor rates include rates for other purposes besides the relief of the poor?—The poor rates include the education rate and the other rates levied with them.

40,518. Those rates were subject to this classification?—Yes. They include the education rate, registration rate, and burial ground rate, as well as the poor rate proper.

40,519. This is an attempt to rate according to the ability of the different people in the parish without the inconveniences that arose under the old law, of assessing on means and substance?—I think that was the intention of the system.

40,520. Is it on the whole a popular system?—Where it has been adopted it appears to be popular.

40,521. You have no complaints of it?—No; I do not recollect any complainst of the system having reached our office. On the other hand, of course you can understand that it gives rise to difficulties, as between the ratepayers in the urban part of the parish and those in the country part. In some cases it has come to be at question of a majority of the parochial board representing one party or the other, and the system of classification has been adopted or rejected accordingly.

40,522. The property that you rate at a reduced estimate is not merely agricultural land, but the farm house connected with it?—Yes.

40,523. Among the agricultural subjects you would reckon farmhouses?—Yes, if the land and the farmhouses are in the same occupation.

40,524. Has it been proposed in Scotland, instead of leaving it to each parish voluntarily to do this, to have a proportion fixed by the statute?—There have often been such proposals made.

40,525. Would that not be better?—Select Committees have pronounced that it would be better. The Poor Law (Scotland) Select Committee of 1871 recommended that if lands and heritages were to continue alone to be taxed to the poor rate, the provisions with respect to the classification should be improved and extended by giving greater power to the board of supervision to require proper classification; and the Valuation (Scotland) Select Committee of 1890 recommended that the evil [arising from the great variety

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of the existing classifications should be remedied, either by giving an initiative in altering classification to the board of supervision upon the representation of any ratepayer in a parish, or by providing for a statutory classification.

Parliamentary grants to Scotland.

40,526. Could you give us any information upon the Parliamentary Grants to Scotland?—For the year 1893–4 the amount of grants out of the Local Taxation (Scotland) Account was, from the probate and license duties, 593,517*l.*; and from the customs and excise duties, 149,430*l.*

40,527. Have you any other Parliamentary Grants?—Those are all.

40,528. You have the Education Grant?—Yes; in the Estimates there is the Education Vote; but a great part of the Local Taxation Grant goes to education.

40,529. (*Mr. Gilmour.*) It is part of that grant which goes to relieve school fees, is it not?—It is.

Valuation of urban and rural properties in Scotland.

40,530. (*Mr. Dalton.*) Can you say at all what the valuation of the urban and rural properties is in the whole of Scotland at the present time, and how it contrasts with that in the past?—In 1848 the urban valuation of Scotland was 3,000,000*l.* and the rural valuation was 7,236,000*l.*, the total valuation being 10,236,000*l.* In 1893 the urban valuation was 13,078,000*l.* and the rural valuation 11,102,000*l.*, the total valuation being 24,180,000*l.* Of course, the rural area has decreased, while the urban area has increased during the interval; there has been a constant formation of new burghs.

40,531. But the rural property appears to have increased very much in value in Scotland since 1848?—It has nearly doubled.

40,532. Has it fallen much of late years?—I think the highest year was 1885, and since then the rural valuation has fallen, I think, by about 1,000,000*l.*

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40,533. (*Mr. Little.*) You are speaking now of the gross valuation of the rural part?—Yes, the gross; I am speaking of the gross valuation of land.

40,534. (*Mr. Dalton.*) But there is a very considerable increase in the value of the land as compared with 1848?—It includes buildings in the rural parts of the country; by rural, I mean not contained within a burgh or a police burgh.

40,535. You have not got separate valuations of lands then; can you say whether agricultural land has gone up or down in value, and to what extent?—I can give you the per-centages. In the year 1848 the proportionate valuation of land alone was 54·1 per cent. of the whole, of buildings 33·5, and other property 12·4; in 1892 the lands were responsible for 26 per cent., buildings for 56·4 per cent., and other property for 17·6. So between 1848 and 1892 the proportionate valuation of land has gone down from 54 per cent. to 26 per cent. over all Scotland.

40,536. That is the proportion of the total valuation?—Yes.

40,537. (*Chairman.*) Can you give us the actual amount in pounds?—I am afraid I have not got the figures.

40,538. (*Mr. Lambert.*) Would the "buildings" include dwelling-houses and such like?—Yes.

40,539. (*Chairman.*) Perhaps you could add the total in pounds because it would be extremely important to know what is the actual valuation of land now as compared with the past?—Yes, I will try to get that. *The witness subsequently furnished the following statement:—*

STATEMENT, prepared by the Local Government Board for Scotland, showing the Valuation of Lands, Buildings, and other Property in Scotland in certain years from 1814–15 onwards, and the Per-centage borne by each class to the Total Valuation.

Year.	Lands.	Buildings.	Other Property.*	Total Valuation.	Per-centage of Various Classes.		
					Lands.	Buildings.	Other Property.
	£	£	£	£			
1814–15	5,079,540	1,368,662	203,443	6,651,645	76·4	20·6	3·0
1848–49	5,634,351	3,492,587	1,292,378	10,419,316	54·1	33·5	12·4
1856–57	5,932,156	4,358,398	1,704,319	11,994,873	49·5	36·3	14·2
1867–68	7,186,295	6,546,093	3,042,660	16,775,048	42·9	39·0	18·1
1875–76	7,505,178	9,396,788	3,340,095	20,242,061	37·1	46·4	16·5
1881–82†	7,648,589	11,992,164	3,048,253	22,689,006	33·7	52·9	13·4
1887–88	6,824,100	12,715,904	3,579,689	23,119,693	29·5	55·0	15·5
1892–93	6,291,119	13,642,508	4,246,856	24,180,483	26·0	56·4	17·6

* Includes Railways, Mines, Quarries, Ironworks, Gas Works, Water Works, Canals, Fishings, Shootings, &c., &c.

† *Note.*—The Annual Value of Lands reached the Maximum in 1879–80, when the Total Value assessed to the Income Tax amounted to 7,769,303*l.*

The figures relative to Lands and Buildings have been furnished by the Comptroller of Stamps and Taxes for Scotland, and show the Gross Valuation assessed for Income Tax purposes. The Total Valuation from 1849 onwards is taken from the Reports of the Board of Supervision, the difference between the Totals and the Amounts for Lands and Houses being placed under other Property.

40,540. Could you distinguish railways from other property?—The total valuation of all the subjects valued by the assessor of railways and canals is rather more than 2 millions, and the total valuation of the whole of Scotland is 24 millions, so that, roughly speaking, the valuation of railways and canals and other subjects valued by the assessor of railways is in the proportion of 2 millions to 22 millions, or one-eleventh.

40,541. (*Mr. Little.*) That 2 millions includes waterworks, does it not?—Yes. I find the total valuation of railways alone is about 1,800,000*l.*

40,542. (*Chairman.*) Has that increased very much during the last 20 years?—It is a very variable item, because it depends ultimately upon the amount of profits earned by the railway in the year preceding the valuation.

40,543. It varies in each year then?—It varies in each year. If the year preceding is a bad year it goes down, but if it has been a good year it goes up.

40,544. (*Viscount Cobham.*) Under which head do railways and canals come?—Under the head of "other property;" they do not fall under either "lands" or "buildings" in the proportionate figures I have just given.

Fluctuations in urban and rural rates in Scotland.

40,545. (*Mr. Dalton.*) Could you give us any information as to the rise or fall in urban or rural rates of late years in Scotland?—The average urban rates in 1848

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were 1s. 2d.; in 1867, 2s.; in 1881, 2s. 3d.; and in 1893, 2s. 7d.

40,546. Those would be purely urban rates, would they not?—Those are purely urban. That does not represent the whole of the burden upon the urban ratepayers, because it excludes parochial rates. The average county rates in the same years were, in 1848, 5d.; in 1867, 6d.; in 1881, 7d.; and in 1893, 11d.; and the parish rates were, in 1848, 1s.; in 1867, 1s. 1d.; in 1881, 1s. 2d.; and in 1893, 1s. 2d.

40,547. The only class of rates that have not gone up much are the parish rates?—Yes.

40,548. (*Mr. Gilmour.*) You have not taken into account the maintenance of roads in that, or do you put that among the county rates?—Yes, that comes in the 11d. The increased pressure of these rates is mainly due to the road-rate being now thrown upon the owners and occupiers, whereas in 1848, when the total county rate stood at 5d., roads were maintained by tolls.

40,549. (*Mr. Little.*) Those are the full amounts of rates, I suppose; they are not rates of that amount on both the owner and the occupier?—No, this is the full amount which has to be divided according to the statutes.

Area of parishes in Scotland.

40,550. (*Mr. Lambert.*) What are the sizes of the parishes in Scotland; are they fairly equal or are they not equal in population and area?—They vary very much. Looking over the local taxation returns, I notice one parish in Peebles-shire has a population of 187, and another parish in Lanarkshire, the Barony Parish, has about 310,000.

40,551. So there is no uniformity between them?—No.

40,552. (*Mr. Gilmour.*) The Barony Parish is really Glasgow, is it not?—That is, half of Glasgow.

40,553. (*Mr. Lambert.*) But I want to know something about the rural parishes, are they in acreage something alike?—No.

40,554. There is no uniformity?—There has been no uniformity, there has been no grouping according to population or acreage.

40,555. Has the parish with this small population of 187, its own board of guardians for poor law purposes?—There is no grouping of the parishes for the poor law in Scotland; it is an absolutely independent area for poor law administration.

40,556. (*Mr. Giffen.*) Are there not workhouses in Scotland which are used for several parishes at the same time?—Yes. Parishes may combine for the purposes of poor houses alone.

40,557. That is a kind of union?—So far.

40,558. (*Mr. Lambert.*) What is the general average size for the parishes in Scotland?—The total population of Scotland is as nearly as possible four millions, and there are about 880 parishes.

Assessment to poor rate in Scotland.

40,559. You said there was a great divergence of opinion in the different parishes as to whether there shall be this classification or not?—Yes. Of course there is a divergence of interest as between the country part of the parish and the burgh part, because according as a benefit is given to the country ratepayers the burgh ratepayers are proportionately higher rated.

40,560. There is frequently a collision between these different sections of the parish as to whether classification should be adopted or not?—I should not like to say frequently, but I have known of such cases.

40,561. There is collision?—There has been collision. I think that is the principal ground on which it has been advocated, that further powers should be given to the central authority of requiring parishes to classify lands and heritages for poor rate.

Poor law areas.

40,562. (*Mr. Long.*) There is one question which does not arise properly out of your evidence, but which arises out of a question put to you by Mr. Lambert, and which I should like to ask you if you are in a position to answer it. With regard to this poor law system in Scotland, has not each parish a separate poor law area for the maintenance of its own poor, the cost of which falls exclusively upon the parish?—Upon the parish.

40,563. But where they combine for the use of the workhouse, the cost of building and maintaining the workhouse falls, of course, upon the combined parishes?—Quite so.

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40,564. Can you tell us whether the cost of the paupers maintained in the workhouse is spread over the whole area composed of the combined parishes, or whether each parish pays a fixed sum for each pauper it sends to the workhouse?—My impression is that each parish is responsible for its own paupers alone, which, of course, comes to the same thing as paying a fixed sum for each pauper.

40,565. Only the establishment charges are spread over the whole area?—Yes, I believe so.

Assessors.

40,566. With regard to these assessors, to whom you referred earlier in your evidence, can you tell the Commission what sort of men they are, and from what classes they are selected, are they professional men?—The bulk of them are civil servants, because in most cases the assessor appointed is the Inland Revenue assessor.

40,567. I ought to have said that I meant in the cases where the assessor is not the government official. You mentioned two large counties, the county of Argyle was one, where the county authorities selected their own assessor?—Yes.

40,568. In that case what sort of men do they select, can you tell us?—I cannot tell on what grounds he is selected, I know in Argyle he is a man who is universally respected in the county, and whose opinion carries great weight.

40,569. I mean is he a professional man living in the county, or is he a man selected from anywhere and appointed *ad hoc*?—There is no statutory requirement that he should belong to any particular profession, so the appointing bodies are completely free in their selection, and I should imagine that they generally select some person with experience in valuing.

40,570. Is he called upon to devote his whole time to the work?—That I do not know. I think it varies between one county and another.

40,571. You do not know whether it would be possible for them to appoint a man acting as a valuer for private individuals in the county?—I believe it would be quite possible, but he cannot so act while he holds the office of assessor.

Procedure of local and official assessors.

40,572. Is there much variation in the practice adopted by the assessors who are selected by the county and that adopted by those who are civil servants; as I understand it, these assessors have the right of fixing the valuation for the whole county?—Yes.

40,573. And on that assessment depends the incidence both of local and of Imperial taxation?—Of Imperial taxation only if the assessor is an Imperial officer.

40,574. In the cases where the county official acts it only affects local rates?—Unless the Inland Revenue chooses to accept the valuation made by the local assessor.

40,575. It only by necessity affects the local rates?—Yes.

40,576. Is there any great variation in the procedure adopted by the two different kinds of assessors?—I do not know about the procedure. I believe the local assessor has statutory powers of getting at values which the Inland Revenue officer has not, and of course the local man has generally a large amount of local knowledge which is very useful to him. I could not say without seeing the actual figures whether the total value of lands and heritages in a county where a local assessor is employed varies very greatly between the levy of local rates and the levy of income tax.

40,577. Then in all probability if no facts of that kind have been brought to your notice it would be fair to presume that the system has produced uniformity of assessment throughout Scotland?—I think that is a perfectly fair conclusion. At the same time I remember it was given in the evidence before a Select Committee in 1888, that in one or two counties it had been found that the local valuation required to be raised considerably in several individual instances before the Imperial taxes were levied upon it.

40,578. But there is no power, where the assessor is a local assessor, to raise it for local purposes?—There is no power whatever, subject of course to the appeal.

40,579. There is no power held by the Government authority to raise it for any other purpose than Imperial taxation?—No.

40,580. Have you any information as to how these assessors proceed in cases where there have been very

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heavy falls in the value of agricultural land; have they in Scotland invariably followed the rental as the best indication of value?—The statutory provision is that: "Where such lands and heritages are *bonâ fide* let for a "yearly rent conditioned at the fair annual value there- "of . . . such rent shall be deemed and taken "to be the yearly rent or value of such lands and heri- "tages in terms of this Act." I am afraid I cannot speak with knowledge of the actual practice of the assessors, but I should imagine if property was let at so much per year for a term of years, the assessor would be bound to take that without consideration of any return of rent unless some formal agreement for a return were made.

40,581. Yes, but that would not quite apply to the cases I have in my mind in which the rents would only be annual rents liable to annual alteration?—If they were annual rents liable to annual alterations he would certainly be bound to take the actual rent.

Assessments to poor rate in Scotland.

40,582. I notice that in this Return—an extremely interesting Return which has been sent to the Commission and which was published in May 1886—the Poor Rates Assessment (Scotland) Return—that in all the counties, the classifications vary considerably in their number?—There is absolutely no guarantee of uniformity.

40,583. Take, for instance, the parish of Kirkintilloch on page 7, you will see the classes there are five, namely, banking houses, writers' offices, warehouses and dwelling-house, works, and lands; the rates are, "In Class II. to "be three-eighths less than the rate in Class I., the rate in "Class III. to be one-fifth less than the rate in Class II., "rate in Class IV. to be one-fourth less than rate in "Class III., and rate in Class V. to be eleven-eighteenths "less than rate in Class IV." That is the first I had noticed, but there are others still more remarkable. Then just above, take the parish of Dumbarton; there there are only three classes and the rate in Class I. is one-fourth of that in Class II., and two-thirds of the rate in Class III. Do you think that any considerable, either inconvenience in the collection of rates, or injustice to different classes of ratepayers has resulted from this great variation in classification and in incidence?—I am hardly prepared to give an opinion, but I think perhaps it may be well to remember that in each case the classification has been that which has commended itself to the parochial board of the parish and presumably——

40,584. It would be a fair inference that it was regarded as just?—That it was regarded as just, locally.

40,585. From that letter at the end of the return from the secretary of the board of supervision, it would appear that the practice, which has been adopted in Scotland for the purposes of rating, has been to differentiate between, not merely the different classes of property, but also between the positions of the property owners or occupiers, because I notice that in the last paragraph on page 25 it is pointed out that they have not taken merely the value of the house or land, but that they have estimated that value having regard to the probable income of the occupier?—I think the main object of classification is to proportion the amount of rates payable by any individual to what is at the bottom of the Scotch theory of rating generally, namely, his real ability to pay; and so far as that ability differs between one class of the community and another, the classification is supposed to be founded on the difference.

40,586. Is it regarded on the whole as satisfactory in Scotland, or are you aware of any desire to alter the system?—Of course it must be remembered that the system only applies to about 168 parishes out of nearly 900. In those parishes I think it would be considered a great hardship as a rule to depart from the classification. But the main criticism which has been made on the system, both in and out of Parliament, is that sufficient initiative is not given to the central authority to require a system of classification, and that too much initiative is left to the local boards.

40,587. To the local authorities?—Yes, to the parochial authorities.

40,588. Is there a suggestion that a Government official should be appointed and given greater powers of supervision and alteration?—It has not been put in that way quite. The suggestion made by Select Committees, both in 1871 and 1890, was that the central authority should have power both to initiate a classification and to refuse its consent to a classification being departed from.

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Assessment of railways in Scotland.

40,589. One question more. I want to ask you about the railway assessment. As I understand it, all the railways in Scotland are assessed by a railway assessor specially appointed?—Yes.

40,590. Do you know at all how the assessment in Scotland compares with the assessment of railways in England as regards the difference between the value placed upon railways and the value placed upon other classes of property?—That would be a question of proportion. I do not know the English figures.

40,591. You are not familiar with the English figures?—No. In Scotland, I think, I gave the figures.

40,592. Do the railway people themselves appear satified with their assessment in Scotland, or are there many appeals?—I do not think they are satisfied; I mean they would like to pay a great deal less.

40,593. That is the general disposition, I think, on the part of ratepayers?—Yes; but on the other hand the other ratepayers want them to pay a great deal more, as a rule.

40,594. Is there still an impression that the railways are not rated up to their full value?—I would not like to say that, but certainly it has been a mooted question for years whether the system would not be the better for a few alterations in detail. As regards the principle I think everybody is agreed that it is far better than the old system which allowed the railways to be valued locally.

40,595. (*Mr. Dalton.*) Was that the old system in Scotland?—It was the system prior to 1854 when the assessor of railways was first appointed. Before that they were valued locally.

40,596. (*Mr. Little.*) I suppose the classification is adopted chiefly in parishes where the property is of a mixed character?—That is undoubtedly the case.

Assessment to poor rate in Scotland.

40,597. And where it is agricultural, or almost entirely agricultural, classification is not required?—Yes. I think I gave the figures. Out of nearly 900 parishes only 168 are classified, of which 100 are partly urban and partly rural, the remaining 68 being either wholly urban or wholly rural.

40,598. When you say rural, you do not mean rural in the sense of the Census classification, do you?—No; I take it in the sense that neither a burgh nor what is known in Scotland as a police burgh is included in the area.

40,599. And this system of classification does attempt to keep up the old liability in some form on means and substance?—Undoubtedly.

40,600. Which the Scotch people did not abandon as the English people have done?—They did not abandon it in theory, I think.

40,601. I mean to say that in England the operation of the law was, until recently, suspended every year, but in Scotland it remained the law until very recently?—It remained one of the alternatives until 1861, and in theory it still remains.

40,602. When that method of rating on means and substance was practically abolished, an opportunity was given to those parishes where the property was of a mixed character, to differentiate between different kinds of property?—That is generally the case, but I should say that the power to classify has existed ever since 1845.

40,603. Then I will say that it was not finally abolished until a system had been instituted by which something like the same effect could be obtained?—Yes, for 15 years the two systems had been concurrent.

40,604. Do I understand that now the board of supervision has the power to alter or vary a proposal?—Not of its own initiative.

40,605. It had in the case of certain parishes?—In 1861, when the Act abolishing the means and substance rating was passed, some 25 parishes were required to classify their lands and heritages subject to the approval of the board of supervision, and those 25 parishes, and those alone, are unable to desert the classification system.

40,606. I suppose, if the assessor is an Inland Revenue assessor, he has access to Schedule A, and he can get at the rental from that?—Yes.

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40,607. But I think you said that the local assessor if not an Inland Revenue assessor, has some statutory power?—He has power to require returns.

Powers of local assessor.

40,608. From the owner?—From all the people concerned—fullest powers.

40,609. (*Mr. Giffen.*) Is it not the case that he is very strict in getting returns from every occupier?—I think so; he has full statutory power, subject to a penalty on refusal.

40,610. (*Mr. Little.*) I should like to ask you whether he has the power of getting it from the owner, because in England the responsibility of making the return is thrown on the occupier?—He has power to get it from both.

Schedule A.

40,611. I suppose that Schedule A. in Scotland is based almost entirely upon actual returns?—I cannot speak as to the practice, I fear.

40,612. I may say that in England, Schedule A. is based greatly upon the parish valuation, and I was wondering how a parish valuation could be based upon the Income Tax return, if the Income Tax return was based upon the valuation?—Where the Inland Revenue assessor is also the local assessor of course he has powers in both capacities.

Assessment of lands of occupying owner.

40,613. I do not think Mr. Dalton asked you how the cases where the owner is the occupier of the land were dealt with?—In such a case he pays the whole of the rates.

40,614. Yes, but for the valuation, how do you arrive at the rent?—In that case an estimate has to be made.

40,615. An actual valuation of the land?—Yes, an actual valuation.

40,616. (*Mr. Giffen.*) The owner has to make an estimate, has he not?—The owner will make it in the first instance.

40,617. He is obliged to make an estimate, is he not?—Yes; and of course the assessor will check it.

40,618. Do you know whether appeals frequently are made by owners, do you happen to know, where owners occupy their lands?—I do not happen to know.

40,619. (*Mr. Gilmour.*) They are very common, are they not?—They do not come within the cognisance of our Office; they are dealt with locally by the local valuation committees.

Water and drainage district areas.

40,620. There was one point which I do not think you have touched on, which I think is an important part of the Scotch rating, and I do not know whether you have it in England; that is, the power to form special water and drainage district areas for which there is special rating?—Full particulars about that are given in the local taxation returns for 1892–93 just issued. These returns give the rates payable in every parish in the whole of Scotland to the parochial board, to the county council, and to the town council or burgh commissioners, and in the last column of Part VII. of these returns all the special districts are mentioned with the rates payable in each.

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40,621. Is there any similar thing in England?—I believe so, but I cannot speak with certainty.

Effect of Parish Councils Act.

40,622. Has any idea reached the office in which you are as to the likelihood under the new Parish Councils Act of economy being brought to work in joining small parishes in Scotland?—There have been a large number of applications for alteration of parish boundaries, and the Secretary for Scotland has, I think, made 24 Orders for such alteration. I could not for the moment say how many of those are for a union of parishes, but there have been several especially in the case of Edinburgh, Aberdeen, Paisley, and Hawick, and in those cases the whole of a burgh has been placed within a single parish—subject to protest—the Orders having not become final yet.

40,623. (*Mr. Clay.*) Will this local government board take the place of the board of supervision?—Yes.

Constitution of board of supervision.

40,624. There is no other change?—The constitution of the board of course has altered, but the board has no new powers except the few which were given to it in the Act of last session.

40,625. The same powers are retained in the board, the same machinery, and are the same individuals retained on the board?—The present vice-president of the board, Mr. Skelton—to whom I am indebted for many of the figures which I have given you to-day—is one of the old officials, but the other members of the board are new.

40,626. (*Mr. Little.*) Do you remember some evidence which Sir George Cornwall Lewis gave, I think, before a Committee of the Lords on this subject of classification?—Yes.

40,627. He expressed a very decided opinion on the subject, did he not?—Yes, he was very much in favour of the system, if I remember rightly.

40,628. I have here a quotation from the report of the Lords' Committee: "Sir George Cornwall Lewis "said, in adopting this wording, you approach as "nearly as you can to the principle of an income tax "without going into the income of each individual." That was given in evidence in support of the system of classification then in force, was it not?—Yes, that was about 1850.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Seventy-sixth Day.

Thursday, 21st February 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.	JOHN CLAY, Esq.
ROBERT GIFFEN, Esq., C.B.	CORNELIUS NEALE DALTON, Esq., C.B.
Captain OWEN THOMAS.	ROBERT LACEY EVERETT, Esq., M.P.
FRANCIS ALLSTON CHANNING, Esq., M.P.	JOHN GILMOUR, Esq.
	WILLIAM CUTLACK LITTLE, Esq.

HERBERT LYON, Esq., *Secretary.*

R. F. CRAWFORD, Esq., *Assistant Secretary.*

Mr J. Howson 21 Feb. 1895.

Mr. JOHN HOWSON called and examined.

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40,629. (*Sir Nigel Kingscote.*) You are a land agent at Blackburn in Lancashire, I believe?—Yes.

40,630. And have been so for some time?—About 25 years.

40,631. Were you, and are you, agent for the trustees of the late Daniel Thwaites of Blackburn?—Yes, I am.

Particulars of estates under witness's management.

40,632. What acreage do those estates comprise?—About 8,227; from about 2,747 in Lancashire, 3,086 in Scotland, 2,394 in Leicestershire.

40,633. What are the sizes of the holdings on the Lancashire estate generally?—From 160 acres down to about 20 acres.

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40,634. Are they chiefly dairy or arable farms?—They are all dairy farms without exception.

40,635. The estate in Scotland comprises, how many acres did you say?—3,086.

40,636. Is that divided into large or small holdings?—They are rather large farms.

40,637. Of about 400 acres?—400 acres and less—downwards.

40,638. Then as to the estate in Leicestershire in what neighbourhood is that?—It is near Melton Mowbray.

40,639. What number of acres does that consist of?—2,391.

40,640. What is the size of the holdings there?—From 650 acres down to a few acres taking the small ones in.

40,641. Down to about 20 acres?—Yes, taking the very small holdings in; but they are principally large holdings there.

40,642. Are they arable or grazing farms?—They are about one-third arable.

40,643. However, you are chiefly cognisant of the district which is covered by the Blackburn, and District Farmers' Association, are you not?—Yes, I am.

40,644. I had better ask you this at once; I believe you have asked to be examined here, having seen the evidence of Mr. J. Kay?—Yes.

Farms in the Blackburn district.

40,645. Who gave evidence about a district, in a part of which you are an agent?—Yes.

40,646. As I understand it, you know the district very well?—Yes, very well indeed.

40,647. Are the farms in that district let on leases or not as a rule?—On yearly tenancies invariably.

40,648. What are the tenants of these farms chiefly, are they working tenants?—They are small working tenants; they work, both themselves, and their families.

40,649. I think you said they were chiefly engaged in milk and butter production?—They are all milk and butter farms.

40,650. Do they make cheese?—No, nothing but milk and butter, and they barter the productions themselves in the large adjoining towns; they retail it, as you will understand.

Relations between landlords and tenants.

40,651. What is your experience of the relationship which subsists between the tenants and the landlords and the agents in that district?—It has always been of the very best.

40,652. Have there been many changes of tenancy in that district?—No, not to my knowledge.

Tenants' capital.

40,653. Do you know of any case in which the rent has been raised upon a sitting tenant?—Not in a single case on our estate, not one; neither has it been raised for improvements.

40,654. Do the tenants there lay out their own money upon the land?—Nothing whatever; they have not the money to lay out; it is as much as they can do to find stock for their own farms.

40,655. (*Mr. Channing.*) Is that because they have not capital to start with?—No, not to start with.

40,656. (*Captain Owen Thomas.*) Are there not men with capital ready to take the farms?—No. You see they are in the hands of small farmers, and they sell their own milk and butter. There are no large farms. The largest farm of 160 acres, is, at the present time, split into two; it has been taken as one farm, and it has usually been farmed as one farm, but it is now split into two.

40,657. (*Sir Nigel Kingscote*) What capital is required for 160 acres?—About 2,000*l.* the way they work; but I do not think that they will have that amount of capital.

Landlords' improvements.

40,658. You distinctly state that the tenants there do not make improvements of their own?—None whatever.

40,659. And do not drain?—No, never.

40,660. Do the landlords drain or lay out money on improvements?—Yes, very considerably. I should very much like to give you a statement of what we have laid out on our estate.

40,661. If you can do so shortly, we shall be glad to hear you; but we do not wish to go into too great *minutiæ*; I presume you are going to speak of this estate in Lancashire of 2,747 acres?—Yes. The purely agricultural portion cost 282,052*l.* originally. There has been spent upon it in permanent improvements within the last 20 years the sum of 44,227*l.*, making the total cost up to 326,279*l.* The expenditure in capital money was made spontaneously and continuously by the landowners, and in the case of sitting tenants invariably without increase of rent, and not as stated by Mr. Kay in answer to Question 14,009 "recently and in place of reducing rents." I desire also to put before you the facts relative to the income from this estate, and its expenditure, over a series of years both in the time of the late owner and since it came under the management of the trustees, and to show the rate of interest which the owners are compelled to take on the capital spent in purchasing and improving the land. This I do not put forward as an isolated case, but as the case of most landlords in the district of the Blackburn Farmers' Association, but, of course, in varying degrees. The present yearly rental is 6,212*l.*, showing an average return of 1*l.* 18*s.* 1*d.* per cent. on 326,280*l.* without allowing anything for management. The average letting value of this land is 2*l.* 5*s.* 3*d.* an acre. There is upon this estate accommodation for housing 1,588 milking cows, 50 young cattle, and 229 horses, which is equal to one head for every 1a. 1r. 35p. of land; and in addition there is accommodation for 363 pigs at the least; there is more, there is a fourth more than that, but I give that as the least. The last time I counted the stock upon the estate in 1890, I found 1,516 cows and 187 horses, equal to one head for every 1a. 2r. 18p. in addition to numerous sheep and pigs and young cattle. The stock then on the land was less by 164 than the housing accommodation.

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40,662. That is an estate upon which you know the expenditure of every farthing?—Of every farthing expended by myself.

40,663. Should you say that the neighbouring estates were worked very much in the same way?—Pretty much in the same way, from my observation of them.

40,664. That the landlords make the improvements and have laid out a considerable sum of money upon them?—They have, and they are always willing to accommodate any sitting tenant, and that without increase of rent. The furthest we ever got out of them was a little carting, or hauling of a few tiles or a little bit of lime, or a little bit of materials for improvements.

Reply to Mr. Kay's evidence, Question 14,004. Second Report of Evidence.

40,665. You have Mr. Kay's evidence there; will you turn to Question 14,004; was the farm that he mentions in that question under your jurisdiction?—No, it was not under me, but I know the farm very well indeed. He says, in reply to a previous question, that he has absolutely found it necessary to supersede the Government draining; that was a portion of the same estate which he is there complaining about as being undrained.

40,666. Was that an estate in the hands of mortgagees or in the hands of landlords?—It was in the hands of mortgagees, but it is a very exceptional affair altogether. It was a case of this sort: the gentleman was a manufacturer, and purchased this estate, and at the time he purchased it he mortgaged it. After that time agricultural land depreciated very much, and his business fell off. Therefore, he was really insolvent almost from the time of buying the estate; still, he did borrow a lot of money from Government for draining, and, as I say, the piece of land that Mr. Kay said he superseded the draining of by the Government, was a piece drained by this same landlord.

40,667. Did you, as a matter of fact, upon the farm held by Mr. Kay, as agent for the landlord give him notice to quit?—Yes.

40,668. Under what circumstances?—Owing to the slovenly condition in which he was farming. If you will allow me, I will give you the evidence of his own writing, and everything else.

40,669. I see, on reading that question and answer again, that Mr. Kay does not make any mention of anybody's name; as far as you are aware, did it refer to yourself or not?—It certainly does refer to our farm.

40,670. (*Mr. Channing.*) And to Mr. Kay?—Decidedly. I have his agreement here, and I have his letters here, and you can see them all. In his agreement the Agricultural Holdings Act of 1875 is referred to as not applying to the tenancy, but that is of course repealed by the Act of 1883, and this agreement was in use long before that time; it was in use ever since Mr. Thwaites bought this estate in 1877.

40,671. (*Sir Nigel Kingscote.*) The same agreement was then in existence?—Certainly it was. It was then printed; they are all printed agreements.

40,672. (*Mr. Channing.*) When was it signed?—It would be signed on March 6th, 1889.

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40,673. (*Sir Nigel Kingscote.*) When was it you gave him notice?—In 1891, I think.

40,674. (*Mr. Channing.*) I understand Mr. Kay held several farms?—No.

40,675. We understood more than two?—No, two.

40,676. I thought three or four?—Two only.

40,677. (*Sir Nigel Kingscote.*) Does this agreement you have handed to us refer to both those farms or only to one of them?—I have the other agreement here.

40,678. Is that of a different date, with different covenants?—It is the year preceding, 1888. They have exactly the same covenants, with this exception: in the first lease he is under a six months' notice to quit, in the second lease he is under 12 months' notice to quit; therefore, under orders, I gave him 12 months' notice for both, as the same thing applied to both farms, namely, the slovenly nature in which he was keeping the places. It is a thing unknown to disturb a tenant without just cause, and it would be against the best interest of the landlord to do so. The tenants frequently go on for years, and are succeeded by their descendants or relatives. I have cases where more than five relations have succeeded each other on our farms, and without any alteration of the rents as well. I quote from a letter before me, written by a tenant farmer then upon the estate, on the 13th February 1891, in which he says, "It redounded greatly to Mr. Thwaites' "credit that he never in his life found it necessary to "notice a tenant." I have the letter here. No landlord does such a thing as to capriciously disturb his tenants, and I may say it is quite unknown in my experience. I am well acquainted with the circumstances relating to the case mentioned by the witness in reply to Question 14,064. It occurred upon this estate. The tenant held two farms; he entered upon one farm, which was the Home Farm in the Park, within 200 yards of Woodfold House, where the tenant for life is now residing, under an agreement dated 3rd April 1888, as from the 2nd February previously. It contained 160 acres, and had accommodation for housing about 60 head of cattle. It is a dairy farm, and the rent was 315*l.* a year. The landlord had had it in hand improving it for three or four years, and it was, at the time of letting, in a good state of cultivation, the landlord having spent upon it, in the four years immediately preceding, 976*l.* 19*s.*; and he agreed with the tenant to erect additional shippons, as the farm would then carry more cattle than could be housed, raising the housing accommodation to 90 head of cattle, or equal to one head for every 1a. 3r. 4p. of land, (which was still under the average of the provision for the whole estate, and 18 per cent. below the average kept upon the whole estate, and the rent was 20 per cent. below the average); and to allow from the rent 20*l.* a year towards manure for the farm. During the four years that tenant remained upon the farm the landlord spent upon improving the place a further 516*l.* 15*s.* 10*d.*, and in manure for it 148*l.* 5*s.* 6*d.*, leaving the rent receivable 594*l.* 18*s.*, or an average of less than 150*l.* a year for the owner to live upon. In March 1889 the same tenant also took an adjoining farm containing about 42 acres, statute measure, at a yearly rent of 78*l.*

40,679. Is that the same man?—It is the same man, but it is an adjoining farm. The landlord agreed to allow the tenant for six years the sums of 18*l.*, 15*l.*, 12*l.*, and 10*l.* a year for the three last years for manure to spread upon the pastures. His rent was 40 per cent. less than the average.

40,680. (*Mr. Channing.*) Is that the average on the estate or in the neighbourhood?—It is the average on the estate. In the three years the tenant was upon the farm the landlord spent 135*l.* 17*s.* in addition to putting his fences into repair leaving the net average rent received less than 33*l.* a year. He had not been long upon the farms before I had occasion to complain of the way in which he was managing them, and I had on many subsequent occasions to complain, and on one occasion he wrote me: "I must have a more presentable lot of men "about me and have the place kept more respectable." I have his letter here with that in.

40,681. What meaning do you attach to those words?—His complaint is, according to this evidence before me, that we gave him notice through a rabbit trouble.

40,682. What do those words mean: "I must have a "more presentable lot of men about me"?—I had previously had to complain very often about the slovenly dirty state in which he kept his farms.

40,683. In what way did you complain, in letters to him?—Personally to him, then he wrote me this letter saying that he has changed his men, and that he must have a more respectable set of men about him and keep the place in better order. The farm was deteriorating in his hands, and his method of farming set a bad example to the other tenantry; and we had no alternative but to give him notice. With respect to the smaller farm he was entitled under the terms of his agreement to 12 months' notice, under the terms of the agreement for the larger farm he was entitled to only six months' notice, the landlord therefore gave a 12 months' notice for both shortly before the usual notice day, 2nd February 1891. On the 18th February 1891 I went over the farms with the agent for some of the largest estates in the district, and he reported upon the state of the buildings in writing, which report I have before me. He says:—"The shippons were "dirty, and young stock were turned loose in some of "them, standing in manure a foot or more in depth. "Many window panes were broken. All the ventilators "nailed up, and the manure tanks were full and the "liquid was backing up into the shippons. The fences do "not seem to have been trimmed during his tenancy. "No painting has been done to the buildings. Perhaps "100 or more sheep were grazing upon the pastures con-"trary to the conditions of the lease, and one dead sheep "lay in the pasture next the farm buildings."

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40,684. I want to ask you whether it is not the case that in the lease signed by Mr. Kay the printed clause prohibiting him from keeping sheep was struck out with your approval?—No, it is not struck out at all.

40,685. I have a copy of it here (*handing a document to the witness*)?—No, it is not struck out at all. That is not my agreement. That was a disused lease altogether, and it was not in operation at all. To tell you the truth, we really do not prohibit them keeping sheep further than to this extent: we say, if you keep sheep you must keep your adjoining fences good, so that you shall not trespass on your neighbour. That is the only prohibition we have, and in fact they nearly all keep sheep.

40,686. (*Captain Owen Thomas.*) You prohibit them from keeping fowls?—No we do not; that is just under the same conditions.

40,687. You have got it down?—That is true enough, but they are merely saving clauses. The farmers are now keeping up to 200 head of poultry. It is merely a saving clause in this way; that if they are doing damage we say then, you promised not to do it.

40,688. (*Sir Nigel Kingscote.*) Will you go on with your story, please?—Yes. "The manure yard is partly filled "with manure, not cast up in a heap but all over the "place, and the pump in the house is not in working "order." With respect to the smaller farm the same gentleman reported: "This farm does not appear to be "stocked with anything but a few sheep. There are only "about six loads of manure in the pit, and that is old."

40,689. That is the reason you gave him notice?—Yes. "The shippons do not appear to have been used for a long "time. The stable is converted into a poultry house, and "the farmhouse is sublet to a cottager, and the meadows "have been pastured." That was the state of affairs that the agent for the trustees had frequently complained of, and which led to the notice being given; and in a letter to the tenant dated 3rd February 1891, I said to him——

40,690. Then you gave him notice, did you?—Yes.

40,691. I do not think you need read this letter to him; it seems rather a long one?—It is not a long one, I said to him, "I am rather surprised to find that you have to "search for a cause for the notices received, as I have so "often had occasion to complain both to you and your "servants of the slovenly way in which your holdings are "kept; and as there has been no improvement I was "obliged in self-defence to name the matter to Mr. "Yerburgh, as I found others of our tenantry gradually "sinking to your level. We, therefore, came to the con-"clusion that rather than submit to that we had better "relieve you of the farms, even if we took them in hand "again. I can assure you that it is no pleasure to me to "be obliged to act as I have had to do, and had you not "asked for an explanation I would much rather have left "the matter as it originally stood, namely, a notice with-"out comment."

40,692. You also found at the same time that the land in your opinion was very much understocked?—It was very much understocked.

40,693. (*Mr. Channing.*) Is it the fact that there was a larger head of stock kept upon it after Mr. Kay took the farm?—No. We always had a large head; and when he had an extra quantity of cattle on they were merely

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brought off the smaller farm on to the larger farm; the smaller farm was shockingly neglected.

40,694. (*Sir Nigel Kingscote.*) I am now going to ask you in reference to Mr. Kay's answers to Questions 14,057 and 14,058, in which the Ground Game Act is alluded to and in which certain clauses are quoted; were those clauses issued by you or by anybody connected with you?—We have nothing like those in ours. I will read you the two clauses we have They are very short clauses indeed. No. 3 is one "also is reserved for the landlord "all game, rabbits, fish, and wild fowl, and full power at "his discretion to preserve the same, and also is reserved "for him, and all authorised by him, free liberty of "shooting, hunting, fishing, and sporting upon the "demised premises at all times."

40,695. Then that long clause in the answer to Question 14,058 was not issued by you or anybody connected with you, or with the estate which you look after?—No, and I have never heard of such a thing before on any estate.

40,696. (*Mr. Channing.*) But your own clause reserves to the landlord contrary to law the whole property in the rabbits on the estate?—No, not contrary to law—merely a joint user of them.

40,697. You say nothing about the Ground Game Act?—No, but still it is in that condition.

40,698. (*Captain Owen Thomas.*) Are the tenants allowed to kill the rabbits?—Yes.

40,699. (*Sir Nigel Kingscote.*) What eventually happened; did Mr. Kay leave his farm?—Yes, he did.

40,700. Had you any difficulty in letting it?—No, no more than any other.

40,701. As a matter of fact in the neighbourhood are there farms to let, or are they taken up when vacancies occur?—I have no trouble in letting farms and I do not hear of any one else who has.

40,702. Not in that district?—No, and not in the district of the Farmers' Association; I do not hear anything of it.

40,703. Referring to Question 14,063 in the answer to which it is stated that a memorial was presented by the landlord, did you receive that memorial?—I did not, Mr. Yerburgh did.

40,704. Did you see the memorial?—I saw the memorial later on.

40,705. (*Mr. Channing.*) At what date did you see it?—I think he forwarded it to me on the 31st of the month that it was sent in.

40,706. You had not seen it before then?—Not at all.

40,707. Had you any information as to who had drawn it up?—Not the slightest; I was in Leicestershire at the time when it was forwarded to me.

40,708. (*Sir Nigel Kingscote.*) Did you reply to that memorial on behalf of Mr. Yerburgh, or did Mr. Yerburgh reply to it himself?—Mr. Yerburgh replied himself; I have his letters here.

40,709. (*Mr. Channing.*) Was Mr. Yerburgh resident at Woodfold at the time?—Not at Woodfold, but at an adjoining place, Billinge Scarr.

40,710. He was in the neighbourhood?—Yes, close to it.

40,711. (*Sir Nigel Kingscote.*) As I understand he does not live upon the place?—Yes, he does, within 200 yards of it; in fact, the mansion is on the very farm that Mr. Kay spoke of. The memorial is correctly set out in Question 14,063, with the exception that Mr. Kay says it was signed by 45 out of 55 tenants; it is 45 out of 94 tenants. It was received by the landlord on the 30th January 1891. On the same day the landlord replied, saying, "I have on "various occasions expressed my intention of keeping "rabbits down upon land not in my own hands; orders "have been given by me to that effect. The tenants may "rely upon their being carried out." On the 31st—I have all these letters before me if you like to see them—he wrote again in reply to a further letter: "With regard to "my position upon the rabbit question I was under the "impression it was thoroughly understood by the tenantry. "In the summer my agent told me the farmers were com-"plaining. I at once gave orders that they should be "killed down. Since then I have stated upon various "occasions that it was my intention to kill down rabbits "upon any ground that is not in my own hands. I have "given orders to this effect and shall take care that they "are carried out."

40,712. Did you receive any communications from the tenants at that time about the rabbits yourself. I only want you to speak about yourself?—Not the slightest. This is Mr. Yerburgh's letter. "Since the summer I have "repeatedly been at Blackburn, and no complaints as to "rabbits has reached me there. The memorial which you "in common with the other tenants signed and forwarded "was, therefore, altogether a surprise. I am glad, how-"ever, that it was set on foot, as it has given me the "opportunity of expressing my views on the rabbit ques-"tion beyond possibility of mistake. Each farmer whose "name appears upon it had only to apply to my agent, "and the rabbits would at once have been destroyed." On the 2nd February the tenant who forwarded the memorial wrote in reply: "No doubt you are surprised "that having been at Blackburn only a week ago"——

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40,713. I do not think we want to go into all this; what was the upshot; was the memorial again presented or were any letters from the tenants received by you or Mr. Yerburgh?—Yes, these are all letters from the one tenant.

40,714. We do not want them all?—I thought, perhaps, it would show you how Mr. Yerburgh had answered.

40,715. He answered that he had given orders for the rabbits to be killed. Very well. What happened a little bit afterwards; let us get to February or whatever month it was when they wrote again; did you receive any notices from any of the tenants on this estate?—Yes.

40,716. When was that?—The very next thing I was going to was a resolution which they sent in.

40,717. Very well, let us get to the memorial?—He says, "I have placed your reply to the memorial of the "tenantry before a meeting convened for the purpose "yesterday, and I am sorry to inform you it was con-"sidered unsatisfactory, and the following resolution was "passed."

40,718. Was this written or spoken?—It was written; and all the letters are here.

40,719. All right, go on?—"That two tenants having "received notice to quit, and as such notices are sup-"posed to have been sent in consequence of a memorial "signed by 45 tenants asking for the application of the "Ground Game Act, and such memorial having been "refused: It is hereby resolved by this meeting consist-"ing of 17 representative tenants whose aggregate rental "is 2,036*l.* per annum, that the whole of those present "forthwith send in their notices which shall continue in "force until and unless the whole are withdrawn together "with the two in question, and that the memorial referred "to with the reply of R. A. Yerburgh, Esq., M.P., be "published."

40,720. Who wrote that—Mr. Kay?—Yes, Mr. Kay. The 17 tenants sent in their notices before the usual notice day. I, as agent, then wrote to each to ask them whether they intended to hold to their notices, and if so to send me legal notices. I received no replies and not a single notice was given, and not a single tenant left.

40,721. Was that all you heard of it; was that the end of it?—Yes, that is the end of it. It is clearly a case of one tenant trying to work the others to go with him.

40,722. Notices were never sent in?—Notices were never sent in, and not a single tenant left.

40,723. (*Mr. Channing.*) As a matter of fact, were any steps taken to get the rabbits down at this time, or shortly after?—No, just the same as usual. The fact is, there is no trouble with the rabbits. We have only five farms that possibly could be troubled with rabbits. There are half of our farms that you could not find a single rabbit on, give them what you would. There might be five or six farms near the woods in the park, these are all in the park ground surrounded by a wall, and they really cannot help having a few there.

40,724. (*Mr. Little.*) Do you say the tenants sent in notices then, and then afterwards —— ?—Rescinded them; allowed them to slide.

40,725. They were informal notices then?—Mr. Kay got 17 of them to sign a sort of round robin to Mr. Yerburgh, and to give their notices in.

40,726. (*Mr. Channing.*) Did they actually sign any notices?—Yes, I have it here; everyone signed at the foot.

40,727. I thought you said that not a single notice was sent in?—Yes.

40,728. (*Sir Nigel Kingscote.*) Did you at any time receive any notices from the tenants?—This memorial was signed at the foot by 17.

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40,729. (*Mr. Channing.*) That is not a notice?—That is what I told you; I had not a formal notice from them.

40,730. (*Sir Nigel Kingscote.*) When you received that memorial you wrote to them and said you required formal notices?—Yes.

40,731. And you never received a single notice?—Not a single one. It is clearly a case of one man trying to work the others, because he was obliged to move from his farm.

The letting of farms.

40,732. (*Captain Owen Thomas.*) How do you let your farms, by tender or otherwise?—Never by tender; we would not accept a tender.

40,733. How do you let them?—We do not even publish a farm in the newspaper. The surrounding country knows a certain farmer has given a notice and they apply. I have never had occasion to publish one farm as being to let.

Clauses in agreements.

40,734. Do you fully approve of the clauses of this agreement?—We find them to act very well indeed, and I have never had a single complaint about them, with the exception of Mr. Kay's which is before you.

40,735. Have you read and studied other agreements?—Yes; I have seen the agreements of General Fielding, who is the next large landowner; of Petres; of Sir Charles, now Sir James De Haughton; in fact, I know all the agreements round about and they are pretty similar. We may have a few clauses in there that seem stringent, but they are really not stringent clauses. We never act on them. We say, for instance, they shall pay all rates and taxes, but we do not insist on that. We pay the land tax and we pay tithes, although I put myself in the position that I may claim my tithes from the tenants. Mr. Yerburgh said, "No, it is the law that we pay the tithes, and let us pay the tithes." I have done so. Then in mole-catching we pay everything. In regard to mole-catching we never charge them a halfpenny for it.

40,736. Then why do you put all these things down?—They are things of this sort you understand; they are things that help us to rule the estate better. An unruly tenant says, "I will not;" "I set you at defiance." The reply is, "You know what you signed for"; that is all they are for, they are never used.

40,737. If you were going to take a farm on your own estate, or on any other estate, would you not look on this agreement as a very extraordinary one?—No, it is the custom of the country, and in Leicestershire it is pretty much the same. I have the Leicestershire agreements here. It is pretty much the same also in Scotland, allowing for the different user of the farms; it is pretty much the same all over.

Tenants of long standing.

40,738. I think you said you have many tenants whose families have been on the estate for generations?—Yes.

40,739. For five, or six, or seven generations?—At the present time, I have two applications, and they are both granted, from two sons following their father; one a son of the very man who is stated in this evidence to have got notice through the Ground Game Act. That was merely because he would not cut his fence at the time. As soon as ever he agreed to cut his fence I withdrew the notice, and now his son is following him on the same farm. I have another case where the father is retiring from business and the son is following him.

40,740. Are these men whose families have been on the estate for generations, and who are farming now, good farmers, and practical men?—Yes, I consider the farms are well let.

40,741. And well farmed?—Yes; I have no complaints whatever of any of the farms with the exception of the one farm of Mr. Kay, which was slovenly worked.

40,742. I think you also said that your tenants have no money with which to make improvements?—They have not.

40,743. Then, again, you say they have been farming for generations on the estate?—Yes.

Results of farming.

40,744. Yet they have not been able to save anything?—No.

40,745. How is that?—It is the same with everything else; every other business round about, I am afraid you will find has not much money, turn to what business you will.

40,746. I know some farmers who farm 200, or 300, or 400 acres. I know a good many in my part of the country who really were able to save thousands of pounds, 20 or 30 years ago?—I have not come across them; I have not indeed.

40,747. You say all these men are practical farmers, good men all round?—Yes; and understand they are small farmers everyone of them.

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40,748. (*Sir Nigel Kingscote.*) You have called them hard-working practical farmers?—Yes.

40,749. (*Captain Owen Thomas.*) Yet they are unable to make the business pay?—They bring up their families well and start them in business, and they cannot both save money and start each of their children in business; they do the latter constantly.

40,750. Do you think a man of capital would ever take a farm with such a lease as yours?—They do.

40,751. I think you told us that you cannot get men with capital to take these farms?—No, I did not; I say I cannot find men with capital; I did not say I cannot get them.

40,752. Do you not think this agreement has something to do with it?—No, not the slightest.

Sporting rights.

40,753. Do you think a man of capital would take a farm from you and be expected to look after the game and fish when he is not allowed any opportunity or anything else on the farm; do you think that would be an inducement for a man to take a farm?—The days of sporting farmers are over; I could not find a sporting farmer, go where I would.

40,754. (*Mr. Channing.*) Just to pursue that point for a moment I see that in the 16th section of the lease with Mr. Kay, there are these words:—"the tenant shall not hunt or sport," or anything of that kind "without the landlord's written consent." Another passage referring to it is the one I have asked you about before. I asked you whether you consider it legal to reserve to the landlord the whole of the property in the rabbits on the farm, and you expressed your opinion that it was legal?—No, he really has not the whole of it.

40,755. But these are the words of your lease?—It may appear so, but really we have not the whole of the game. The tenant has a right along with us to take his rabbits, but if we did not put a clause in to that effect it would simply be this, that we should let the game along with the farm to the tenant to the exclusion of the landowner. The landowner could not take the game at all, unless I had a saving clause in about it.

40,756. Why do you not revise your agreements so as to be consistent with the Ground Game Act; this clause distinctly excludes the Ground Game Act; why do you not revise your leases so as to be consistent with the law of the land?—Perhaps it would have been better if I had done so, only it is an old lease, and it has just gone on in the same way it had always gone along before the Ground Game Act came into force.

Form of agreement with Mr. Kay.

40,757. About these farms, Mr. Kay had two farms I understand (I was under the impression that it was three), the Park Farm which I think immediately adjoins Mr. Yerburg's residence?—Yes.

40,758. That is the larger farm?—Yes.

40,759. The rent of that is?—315*l.*

40,760. You admit this agreement which I have to be the correct agreement?—No, I do not know anything about that agreement. This which I have is the agreement.

40,761. This is dated 1888?—Yes. There was some flaw in that agreement, but it is a printed form exactly like this.

40,762. (*Mr. Clay.*) Had you any alteration in your new agreement?—We have never had a new agreement.

40,763. I thought you said that was a new agreement?—There is something wrongly written in that; I do not remember at the moment, but I know he took the agreement at the time with him when he signed it.

40,764. Will you explain this statement; of course we are not in a court of law here, and I ask you informally, this agreement which you put in is a later agreement, I understand?—They were signed within a day of each other.

40,765. Within a day of each other?—Yes.

40,766. Now this is very curious, this agreement which you put in has these words "shall not keep any sheep thereon" still standing?—Yes, it has.

40,767. The other agreement, which, I may say, has been handed to me by Mr. Kay himself, has the words struck off?—We did not strike them off, that is all I can say.

40,768. It is signed by Mr. Thwaites, and Mr. Kay; now I should like to ask you to explain the discrepancy

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between the two?—That I cannot tell. *This* is the agreement in force; *that* was a cancelled agreement.

40,769. Look at that by all means; can you give some explanation of it, I believe you are the agent of the estate.

(*Sir Nigel Kingscote.*) Who puts in the agreement you are referring to?

(*Mr. Channing.*) This has been sent to me by Mr. Kay, and Mr. Howson admits its existence and says it has been signed within a day or two of the other.

(*Sir Nigel Kingscote.*) Do you produce that?

(*The Witness.*) No, I produce our own agreement, signed and stamped, and sealed.

(*Mr. Clay.*) Do you say that it is the same as that one?

(*The Witness.*) Pretty much the same, but there was some flaw in it which made me ask him to sign a fresh one.

40,770. What was the flaw?—I do not know.

(*Mr. Channing.*) Will you kindly examine that agreement and examine the signatures, and say whether it is a legal agreement or not, and then explain why it is there in this other agreement.

(*Mr. Gilmour.*) Is that a stamped document which has come from Mr. Kay?

(*The Witness.*) No, it is not stamped at all.

(*Mr. Gilmour.*) That has been in Mr. Kay's hands, I understand.

(*The Witness.*) Yes, it was.

(*Mr. Channing.*) I will hand it to the Chairman; it is a most extraordinary affair, and it ought to be cleared up in some way.

(*The Witness.*) It is not the agreement he was working with; that is all I can tell you.

40,771. (*Sir Nigel Kingscote.*) This is an unstamped agreement as far as I can see dated the 28th November one thousand eight hundred and —— the year is not filled in?—No, it was not in use at all.

40,772. But what you put in is a stamped agreement of the 3rd day of April 1888. Have you ever seen the agreement dated the 28th November, and did you fill that up yourself?—I have seen it before.

40,773. But it was never completed?—No, he never completed it, he took it with him. One dated April 3rd is the one that was stamped.

40,774. (*Mr. Channing.*) The point, irrespective of that, is, why this alteration in regard to the sheep occurred?—It was not done by me. All of our agreements are alike. I could produce you the 94 agreements everyone stamped and sealed, and everyone with the same clauses in it without any erasures of any description.

40,775. Did Mr. Kay make it a condition of taking the farm that he should have the right of keeping sheep?—No, not in the slightest.

40,776-7. You deny that entirely?—Yes; but mind you, I am going to tell you this that we always did keep a few sheep on the farm, we never prohibit it. Although in the document we say he shall not keep sheep, we do not prohibit a single tenant if he keeps his fences in such a way that his sheep do not run on to the adjoining land.

(*Sir Nigel Kingscote.*) The document dated November 28th is evidently a non-completed document because there are all sorts of crosses on it, and it is not stamped or dated?—That is so.

40,778. (*Mr. Channing.*) Can you give any reason why in one of these documents—in the incompleted document—the prohibition of keeping sheep was struck out, and in the other it was not?—All I can say is that it was not struck out by me, and I prepared the document. I prepared that and I prepared the real document in force, and it was not struck out by me.

40,779. (*Sir Nigel Kingscote.*) I think this ought to be pointed out—that the erasure has not been initialled in any way; it may have been struck out at any time?—It was not by me.

40,780. I think we have it quite clear; *that* is not recognised by you in any way, but *this*, which is a properly stamped and dated document, you say is what was drawn up?—Yes. We do not raise any objection to their keeping sheep if they will keep them off their neighbour's land.

40,781. It was in the agreement that no sheep shall be kept?—It was.

Reply to Mr. Kay's

40,782. (*Mr. Channing.*) To pursue the main point raised by Mr. Kay as to this notice to quit in connection with the memorial, you said, I think, that you frequently complained to him personally of his farming badly?—I have, both to him and his servants.

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40,783. But not in writing?—No; every time, not every time, but many a time, when I have crossed this farm and been with him on this farm.

Evidence, Question 14,057-8, Second Report of Evidence.

40,784. What is your explanation of the fact that this notice which I have here to quit, both these farms was dated two or three days,—two days, I think, after the signing of this memorial by the tenants?—That I cannot tell you; but I knew nothing about the memorial when I sent my notice in. I think I can tell you a little further than that. I can show you that that memorial had nothing at all to do with the notice, because I have letters here from one of the tenants asking me to withdraw his notice, in which he says: "I signed the memorial after the 27th;" now that must really have been at the very least on the 28th, and Mr. Kay received his notice on the 28th.

40,785. It is dated the 28th?—He received it the same day.

40,786. I thought you were in another part of the country?—No. When the memorial came I was in Leicestershire, but that was several days after the 28th.

40,787. (*Mr. Little.*) What was the time for quitting?—The 2nd of February, and if it was a 12 months' notice it must be given on or before the 2nd of February.

40,788. (*Mr. Channing.*) Twelve months' notice is required in the case of the Ravens Wing Farm, is it not?—Yes.

40,789. And six months with regard to the Park Farm?—Yes.

40,790. Therefore you might have given your notice on the 2nd of August?—No. He might have said: You knew you were going to part with me on the 2nd of August; why did not you give me 12 months' notice, and give me a chance of finding a fresh farm. He would have had a cause for complaint against me, had I given him 12 months' notice for one and allowed the time to run another six months for the other. I gave the 12 months' notice, knowing that the same thing affected both farms. That is the only reason we gave him 12 months' notice for both.

40,791. Had he had any previous intimation—any informal intimation that supposing the farm was not in your opinion worked better you would serve this notice upon him?—I complained many a time.

40,792. Had you given notice that he would have to leave the farm in case the farming was not carried out according to your wishes?—I do not think in absolutely those words that I should say so, but certainly he knew very well that he was not suiting me in the farming.

40,793. (*Mr. Dalton.*) I have not got the dates clear; what was the date of the memorial?—I never saw it until after the 30th; it was forwarded to me on the 30th from Mr. Yerburgh. He answered it and forwarded it up to Leicestershire.

40,794. Is it not dated?—I do not think it was.

40,795. (*Mr. Channing.*) May I draw your attention to the answer to Question 14,064: "The tenant who drew up "this memorial drew it up on the Monday; the "memorial was sent round on Tuesday, and was signed "then by,"—a number of tenants—"and on the Wednes- "day the notice which I have in my hand was sent to him "without comment to quit both his holdings"?—I know nothing about that, because I knew nothing about the memorial until such time as it was sent to me.

40,796. You do not deny the fact that the memorial was going about for signature on the estate before the notice to quit was sent?—I knew nothing about the memorial until I received it in Leicestershire on the 31st.

40,797. You may not personally, but can you deny that the memorial was circulated the two days preceding this sudden notice to quit?—I do not know anything at all about it, and I could not tell you about it. I received no intimation of the memorial until the 31st.

40,798. You are not in a position to deny the fact that it was circulating?—I cannot deny anything that I do not know anything about.

Rents and allowances.

40,799. About the system of rents on these estates; I understand that the rents are rather high, and are mitigated by a system of gifts; is that not so?—No.

40,800. Is there a large allowance for manure, and is it not the case that a tenant may be in this position where this system is adopted, that this allowance may be withdrawn in future, and therefore he is rather more at the mercy

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of the landlord?—No; they are actually allowances by agreement in every case, by stamped agreement.

40,801. Year by year?—Year by year; unless it is supplemented with a gift we will say of perhaps a few tons of lime or something of that sort for the year; I say nothing about that.

40,802. In the case of a renewal of an agreement, if the tenant wished to renew his agreement, you would be in a position, of course, to say that you might withhold that allowance?—It is a case of this sort; we have never raised a sitting tenant in the whole 25 years that I have been on the estate; therefore there is no case of renewals in any way; they sit there from year to year; if they wish to go, I cannot help it, but we never attempt to raise them or to push them off, because it is quite as much to the benefit of the landlord, in fact it is more to the benefit of the landlord, to have a really good tenant on the spot.

The letting of farms.

40,803. How do you account for the fact which you have stated, that there is not sufficient competition for these farms?—Not sufficient competition?

40,804. Our general information is that in Lancashire there is more competition than in almost any other part of England for farms?—In Scotland it is just the same. I can let the farms easily in Scotland, and I can let them easily in Leicestershire.

40,805. But you cannot let them in Lancashire?—Certainly; I never have a farm in hand unless I take it in hand to bring it up in cultivation.

40,806. (*Mr. Gilmour.*) You have said that you have never had to advertise?—No, never, and I do not do it in Leicestershire nor in Scotland. It is just known that a tenant is leaving, either that he is going to a larger farm or that he is going somewhere else, and another applies for it.

Notice to Mr. Kay to quit.

40,807. (*Mr. Channing.*) As a matter of fact, when Mr. Kay took the Park Farm, is it not the case that it only carried about 40 or 50 head of cattle?—No.

40,808. And that two years after it carried 65?—I farmed it for the late Mr. Thwaites for four years, and I spent 900*l.* and odd on the farm in improvements. I always had more than 90 head of cattle and seven or eight horses; but mind you, I never could winter them because I had not sufficient buildings for wintering them. Then when Mr. Kay took this farm we agreed we would build him up to 90 head of shipponing, and carried it out. Before he took the farm we agreed to that, and he certainly never filled this shipponing with cattle.

40,809. Are you aware that Mr. Yerburgh gave it as his reason when Mr. Kay wrote to ask him why he was being turned off these farms that he was coming to reside there?—Yes.

40,810. Is it true that the farm was afterwards immediately relet to two tenants?—It was. I want to explain that matter. I was then appointed agent for both Leicestershire and Scotland just about the time, and I said to Mr. Yerburgh, "Seeing you are not coming to this "mansion for another year or two years"—I have since renovated the mansion and spent a considerable amount of money on it—"will you let me let the farm until such "time as you come to the mansion?" and he did so.

40,811. As a matter of fact these farms——?—As a matter of fact he is coming to the farms and going to take them in hand.

40,812. As a matter of fact these farms were relet after Mr. Yerburgh had told Mr. Kay that he wanted them, because he was coming to reside there?—He did not tell him he wanted them because he was tenant of the house; he said he should take the farm on his hands.

Sporting rights.

40,813. (*Mr. Dalton.*) Do any of the tenants take advantage of the Ground Game Act?—Yes, they take their own rabbits.

40,814. Did Mr. Kay do so before this memorial?—No, I do not think he did.

40,815. It is rather assumed in the memorial that they do not: "We are unanimously of opinion that the Ground "Game Act being put in operation is the only real way to "give effect to our wishes and to remove our griev-"ance?"—Yes; but really and truly they have no grievance.

40,816. They seem to think, whether they have got a grievance or not, that the Ground Game Act should be put into operation, and they seem rather to assume that it is not put into operation?—As you know, they have the right to put it into operation, and they do it.

40,817. Did they venture to exercise it?—They do.

40,818. Did they before that memorial?—I cannot say about that; but they are not being prohibited in any way, no further than when they take their agreements we say they are expected not to go up and down shooting and sporting, that is the only thing. The same in Leicestershire. Nearly all the rabbits that are taken are given to the tenantry; they are not marketed in any way.

40,819. (*Mr. Gilmour*). On page 7 of your *précis*, you very clearly state "Game is, subject to the provisions of "the Ground Game Act, reserved to the landlord;" and you state that in your evidence here?—It is so, it is subject to the Ground Game Act.

40,820. And the tenants are well aware of this fact, that they can put that Ground Game Act into operation if they feel themselves aggrieved?—Yes.

Notice to Mr. Kay to quit.

40,821. (*Mr. Clay*). I suppose when Mr. Kay had notice to quit one of the reasons was that his landlord was going to take possession?—He wrote asking Mr. Yerburgh, and of course as a gentleman he said—he did not want to make any trouble—"I am going to the hall and I shall take the "land in my own hands"—but I had previously told him.

40,822. That was the reason he gave to Mr. Kay?—Yes.

40,823. Did he take the land into his own hand?—No, but he will do.

40,824. I am asking the question, did he at the time?—I thought I gave the reason a short time ago. At my request he postponed the time for taking it, as he had already given me extra work to do. He put the Leicestershire estate on my hands, and then the agent for Scotland suddenly died—dropped down dead—and I was sent up there to attend to that as well. Therefore I asked him to allow it to slide for a couples of years or so, until such time as he came to reside in the house. It is his intention still to take it, and he will take it; it is the home farm.

Results of farming.

40,825. You say your tenants have not made any money on their land?—I say this, they have not got money. They have made money, because they have brought up their own families—perhaps four or five children each, but they have not money to lay out in permanent improvements, and it is not a thing expected by us that permanent improvements should be done by a tenant.

Tenants' capital.

40,826. If I do not mistake your evidence, you say they have no money even when they enter on the farm?—No, I do not say that; I say they have no money beyond stocking their farms; they have not indeed beyond what they require for stocking, and buying and selling.

40,827. They have no money to run the farm and keep the farm in good condition?—That is as much as they have.

40,828. Have they that?—Yes.

40,829. And to improve the farm?—I do not know about improving it.

40,830. That is what I am asking you?—They can put no permanent improvements in.

40,831. How is it that you take men with so little capital?—Because we cannot get anything else in the neighbourhood; they are all alike.

Rents.

40,832. If they have no money, and they make none, have you not been charging too much rent?—I do not think so; especially when you come to consider that we do not get even one per cent. on the capital, leaving out the improvements that we have made.

40,833. Some people get no per-centage just now?—I am afraid we are going to be in the same box in a short time.

40,834. If you had charged a lower rent would they have had more money left?—I think we have charged a low rent. Of course, if we give the farm for nothing they might have something left.

40,835. If you charged half the rent you have charged them would they not have sufficient money to improve the farm?—I cannot see that, because if a farm is only let at 50*l.* a year and we gave it for nothing, they could only save 50*l.* a year; and how far would 50*l.* a year go in permanent draining?—You see it takes 8*l.* an acre to make a good job of draining, so he would have to be a few years on the farm for nothing before he could do a little draining.

40,836. If the farm had been let at 25*l.*, would he?—How many years would he have it at 25*l.* to be able to do any permanent improvements?

40,837. I am simply asking if he had to pay 25*l.* instead of 50*l.*, would he not have been more capable of keeping the farm in a good condition?—I will give you an instance.

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40,838. I want an answer to that question?—I want to show you how even then it would have been. In Leicestershire, when the late Mr. Thwaites bought this estate, the the rental was four thousand and some odd hundreds of pounds, it is now two thousand and some odd hundreds of pounds, and off that 25 per cent. is given. The rents there have dropped down to the one-half you are speaking about. I have not a farmer there who can afford to put any permanent improvements down, still they have been there all the time and they had all these reductions. The rental has dropped down from the 4,200*l.* to 2,700*l.*

40,839. How many acres will a man have who pays 50*l.* rental with you?—In Lancashire?

40,840. Yes?—A little over 2*l.* an acre is the average.

40,841. (*Capt. Owen Thomas.*) Has it been more than that?—No. In 1892 and 1893 we returned seventeen hundred odd pounds, I think it was, back to the tenants as we thought they had been two bad years. Mr. Kay, again, in his own evidence, says that the land has depreciated so much through the farmers not being able to do what they ought to do that it has gone 25 per cent. back.

40,842. Because you have been charging them more rent than the produce would pay?—I will take you to an estate where we have reduced the rents by even one half, and have given them 25 per cent. discount on the top of that; and I have not a farmer there who can do that. I tell you even if we gave them the farms for nothing, some of them could not do it. I can tell you what we spend on that estate, and what we have reduced the rental to. It is a long way above one half reduced.

40,843. And still your farmers cannot make money?—They cannot. But that is on arable and pasture land, you will understand.

40,844. There is hardly an estate in England with an average rental of 2*l.* an acre?—Yes. I should think so.

40,845. That is about the highest average, I should think, in England?—Again, you do not consider that this 2*l.* an acre does not come out of the land; it comes out of the buildings. It is the same as letting a cottage or a house; there is only a small quantity of land and a great quantity of buildings. In Leicestershire it is quite a different thing. In Leicestershire a large farmer with three or four hundred acres has not as many buildings as one of these men with 50 or 60 acres of land.

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40,846. (*Mr. Clay.*) Who put the buildings there in Lancashire?—Ourselves; they have all been built or re-built in my time.

Landlords' improvements.

40,847. Have you not made the mistake yourself of over-building?—No. Mr. Kay says in his evidence that the tenants are certainly cramped for room; now, if a tenant is cramped for room with that quantity of accommodation, I do not know what he wants; he wants it all building and no land; he wants what we term "paving stone" farming, that is to come into the town and to carry all his cattle under cover, and to bring the fodder to them.

40,848. (*Mr. Dalton.*) Has any part of the estate grown into building land?—No.

Value of the land.

40,849. Or been let for factories?—No, nothing at all.

40,850. Has the capital value diminished since it was bought or not?—That I could not say without a re-valuation; land is in such a state now.

40,851. (*Sir Nigel Kingscote.*) I conclude that the whole district is very favourably situated near large centres of population?—Yes.

40,852. And on very good soil?—Yes.

40,853. It grows potatoes and many things of that sort, does it not?—Yes, it has every accommodation; but of course it is the buildings with us which add up this price in the rental.

40,854. How long have you been agent for this estate?—Near on 25 years, I should think, but not that length of time for Mr. Thwaites.

40,855. Was there any change between the time of Mr. Thwaites and Mr. Yerburgh?—No.

40,856. Just the same?—Just the same, and the management was just the same. And we are spending as much money per year as we did during Mr. Thwaites' time.

The witness withdrew.

Sir J. B. Lawes.

Sir JOHN BENNET LAWES called and examined.

Sir J. B. Lawes.

History of experiments.

40,857. (*Chairman.*) I need hardly ask you whether for a great number of years you have given your attention to agricultural questions, and have written very largely in the agricultural journals upon the subject?—Yes, for a great number of years.

40,858. And you have conducted very valuable experiments which have been made public?—Yes.

40,859. When did you begin to farm yourself?—In 1833-34.

40,860. How much did you then take in hand?—230 acres.

40,861. Of those 230 acres 140 were arable and 90 grass?—Yes.

40,862. You added to it another 130 acres all arable?—Yes.

40,863. Later on 50 more, making altogether 410 acres?—Quite so.

40,864. Shortly afterwards you began to carry out your experiments upon crops and manure?—In 1843 and 1844.

40,865. Will you just state briefly what the nature of those was?—First of all growing permanent crops of wheat, barley, oats, beans, roots, and grass. Oats we gave up afterwards, as we found that we could not keep so many crops free from weeds.

40,866. In 1843 you selected another field to grow continuous root crops?—Yes.

40,867. Other fields followed, making altogether about 50 acres for the experiment?—Yes.

40,868. In 1872, in consequence of the disturbance which had arisen in the minds of agricultural labourers, you thought it well to lay down a larger portion of your farm in grass?—Quite so.

40,869. And between 1872 and 1880 you laid down about 100 acres?—Yes.

40,870. Will you state briefly what was the result of that change?—It stopped any strikes or anything of that sort, which I was afraid might interfere with my experiments, as I required a very large quantity of labour to attend to them properly.

40,871. It was from a fear——?—That they should strike.

40,872. That these labour difficulties might interfere with the experiments?—Quite so.

40,873. And not so much from a fear with regard to your general farm?—No.

40,874. But it is specially with a view to continue your experiments which require a very large amount of labour?—Yes.

40,875. Then three or four years ago thinking that the farm might no longer be available in the event of your death, and wishing that the experiments might be carried on by a trust committee, you decided to let all but the experimental portions?—Quite so.

40,876. And from that time you have only carried on the experimental part of your farm?—Yes, hiring labour as I wanted it, and hiring horses and hiring everything.

40,877. You have published from time to time papers in connection with agriculture, describing specially the results of these experiments?—Quite so, some having a bearing upon what you may call commercial things, and some on scientific questions entirely.

40,878. These papers deal with a very large number of subjects?—A great number.

40,879. Among them I find the "Exhaustion of the soil in relation to landlords' covenants and the valuation of unexhausted improvements?"—Yes.

40,880. "Unexhausted tillages and manures, with reference to the Landlord and Tenant (Ireland) Act, 1870." "On the valuation of unexhausted manures;" "Freedom in the growth and sale of the crops of the farm, considered in relation to the interests of the landowner and the tenant farmer;" and, "Is higher farming a remedy for lower prices?"—Yes.

40,881. On that latter question I should be glad if you would state briefly your conclusions?—It is generally supposed, and has often been said that the lower the prices of

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our agricultural crops, particularly of wheat and barley, we ought to grow more and more. Unfortunately the result of all our experiments, which are very extensive, is that the reverse is the law. As you increase your crops so each bushel after a certain amount costs you more and more. Therefore, if we had a famine in the land, and we could get a guinea a bushel for our wheat, we should try to grow the very utmost that is possible, but the lower it goes so we must contract our farming down to what I should call the average of the seasons. We have in this country very bad seasons, and very good seasons, and the mean of those is something like what we can grow, not more.

40,882. Then in your opinion a remedy is not to be found in higher cultivation in the sense of putting more manure to the land?—No, it is quite contrary to that. The last bushel always costs you more than all the others.

40,883. As you force the produce of the land, so you have to put more and more manure in at a greater cost?—These manures only do their work in very good seasons. For instance, in 1863, which was the greatest season I ever knew (our crop was grown always every year with the same manure), we grew 55 bushels of wheat, the same manures in 1849 grew about 26 bushels.

40,884. Then you must take the average of good and bad together?—You must take the average; but the more that you can get for your corn the more it is worth your while to grow bigger crops.

40,885. And conversely the lower the price of corn?—The lower you must farm. It is a law which it is impossible to overcome, I am afraid, we are so dependent upon the atmosphere, and our rainfall and temperature. 93 or 94 per cent. of our crops is derived from the atmosphere, over which we have no control.

40,886. Then, I suppose, you would deduce from this that in the corn districts the higher the farmer has farmed his land in the sense of adding manure the worse has been the financial result?—Yes, quite so.

40,887. Do you think that those farmers who have farmed on a very high system have probably lost more money than those who have farmed on a lower scale?—I am afraid so.

40,888. You are afraid that that is the case?—The general tendency of the country is to lower farming I am sure.

40,889. Another subject of your papers has been "On "the home produce, imports, consumption, and price "of wheat, over 28 (or 27) harvest years"?—Yes; we have really gone up to 40 years I think in another paper published last year.

40,890. I suppose, no doubt, that return shows a continual fall in the average price?—Quite so. I have a copy of the paper here if you like to put it on the table.

40,891. There are so many valuable papers in your list that one is rather in a difficulty to know what special subjects to examine you upon, but perhaps you would yourself indicate the particular points?—Would you like something more in a general way on distress in agriculture?

Present condition of agriculture.

Effect on future cultivation.

40,892. Yes; with reference to the present position of agriculture, and what you would recommend—what you think can be done?—I daresay you understand that the last two years, or about the last two years, have been much more disastrous than any we have had before, that is to say, the prices of corn have gone down so rapidly, and to a point that nobody, I think, thought it possible they could go down to. In my opinion, the end must be that the greater part of our arable land must go on into grass. It is impossible to go on farming at the prices we have now, as far as I can see, even if the land is given up for nothing, unless it is very fine land indeed.

40,893. That is to say especially wheat, I suppose?—Especially good wheat land, or really good barley land; but really, strictly speaking, I think the land must go out of cultivation, or rather go into pasture land, where they can lay it down. In Norfolk and Suffolk, on light lands, you cannot produce good pasture; they must go to waste again as they were before—a sort of sheep feed.

40,894. I presume that a certain amount of arable cultivation would be continued with the pasture farms?—Yes, a certain amount, certainly; I do not mean to say it would be absolutely so, but bit by bit the land must go out of cultivation. I think the light land in Norfolk must. I happen to have a friendly management, as I call it, of a good large estate in Norfolk for several years, for a relation of my wife's, and I have had a great deal to do with farming there lately. It has all come to this, that you must farm for the game, and not what you may call for the profit. They become valuable as game farms—you had some very good evidence from Mr. Sewell Read about it; I could confirm all he said on the matter. If you allow your land to waste, then the tenants will not take the game; the game will have food upon the ground somewhere.

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40,895. In your own district in Hertfordshire what has happened?—I do not think that has suffered so much. It is very near London; it has got a lot of railways through it, and I think many of the tenants have other occupations. It is not what I call a purely agricultural county.

Agriculture in Hertfordshire.

40,896. What is the nature of the cultivation there; has the land been laid down in grass?—No.

40,897. Do they continue to cultivate it?—They cultivate it in a very loose manner, I am afraid; still very little land is thrown out of cultivation. The landlords will have to leave and let their places—great numbers of them.

Rents.

40,898. Has the rent been largely reduced?—Rents have gone down very largely indeed. I can much more easily let land that is laid down to grass at 30*s.* an acre than I can let my arable land for 15*s.* It used to let for 28*s.* or 30*s.*; now it has got to 15*s.*

40,899. Have you been able to let land that you allow to be laid down to grass at 30*s.* an acre?—Yes, I have had no difficulty whatever.

40,900. No difficulty?—No; then it is near a village, and near a great railway station; the Midland Railway goes through our parish.

40,901. Does the tenant sell the milk?—Yes, milk principally.

Laying land down to grass.

40,902. Has much land in your neighbourhood been laid down in grass in the same way?—No.

40,903. How do you account for the fact that more has not been laid down?—I think it is only, really, the last year or two that the pressure has become so very serious. They have been hoping for better times, and worse have come, and, of course, it is rather expensive work to lay down land to grass; that is to say, it is some time before you get what you call a good pasture land.

40,904. What do you reckon that it costs to lay down land such as you have in Hertfordshire to grass, taking into account the length of time that it takes?—I think, generally speaking, a great deal of money is spent in laying down land to grass that ought not to be spent—a great deal of expense in taking out the weeds, and cleaning the land, and getting fancy seeds, and all that sort of thing, which disappear. The pasture is ultimately what the land will grow naturally. You may put all the fine seeds in the world in the ground, but they are all driven out by what I should call the native vegetation.

40,905. What should you say it costs an acre to lay it down, having regard to the length of time it takes; can you form any opinion?—I never tried to estimate that at all; according to the management of the land it takes more or less years; I have been able to get very good pastures down in about seven or eight years.

40,906. The land that you could only now let at 15*s.* an acre as arable you can get 30*s.* an acre for in grass?—Yes; I did not spend much in laying it down; I did not go to the expense of clearing all the weeds out, and fallowing the ground, and all that sort of thing. I consider if you manure the land well, all the best grasses will drive out all the weeds and bad grasses.

40,907. What should you say, in your own case, it has cost you to convert the arable into pasture?—Perhaps 10*l.* an acre.

40,908. Do you expect that in your neighbourhood a good deal of land will be treated in the same way?—I expect so now. If these prices are to continue, I am sure they cannot grow wheat and barley.

Essex clay land.

40,909. With reference to the heavier clay lands of Essex, have you any of that heavy land in your district?—Not so heavy as that; we are heavyish loam on the chalk. We are all on the chalk where I am. It is clay, but there is a loamy soil above it.

40,910. I am speaking of the very heavy lands on clay, of which I have no doubt you have read an account?—I know them well; they must go to grass.

40,911. Will those go to grass too?—Those must go to grass too, or else be abandoned altogether to grow what they can.

40,912. Do you think they can be laid down in grass?—Yes, certainly.

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40,913. They can?—Yes, everything but a light sandy soil; that will not carry grass. If there is anything like clay below you can grow grass.

40,914. I suppose the difficulty in the case of the Essex lands has been enhanced by the land getting into such a very foul state?—Yes, that is it; they cannot afford to clean it.

40,915. If it had not been allowed to get into that foul state it might have been laid down in grass earlier and better?—Yes; by degrees it will come into grass—manure is the great thing.

Price at which wheat can be cultivated.

40,916. Have you formed any opinion at what price the land can be cultivated for wheat?—No, I should not like to give an opinion; I think a practical farmer probably would give a better opinion than I should.

40,917. You cannot form any opinion?—I would rather not give an opinion.

40,918. Much of the land in Essex is said to have fallen out of cultivation when wheat was at 40*s.* and 45*s.* a quarter?—Yes, a good deal of it.

40,919. I suppose in some other parts of the country it could be cultivated at a lower price?—Yes.

Relations between landlords and tenants.

40,920. Are there any recommendations you could make with a view to any alteration of the law with regard to the landlord and tenant, or other matters, which you think might alleviate the position, and tend to facilitate the making the best of the land?—No, I cannot say that there are. Of course, I could see points on which I could form an opinion on any case put to me, but I cannot make general suggestions which are applicable, I mean, to all purposes.

The Agricultural Holdings Act.

40,921. Have you considered, yourself, the question of the Agricultural Holdings Act?—Yes, I have considered that.

40,922. Do you consider that any amendment of that is needed in order to give greater inducements to the better cultivation of the land, not, of course, in the sense of the very high farming that you are speaking of, but for the ordinary operations of farming?—No; I think it is impossible to have what I call a very simple measure which will be applicable to all purposes. You can only lay down what I call general rules which are applicable, but you cannot give details in an Act which would suit all purposes and all soils.

40,923. You must leave a great deal to contract between the landlord and tenant?—I think so, certainly; and the local circumstances.

40,924. Local circumstances?—Yes, you cannot tie them down.

Judicial rents.

40,925. Is there any feeling in your neighbourhood in favour of judicial rents?—No, none at all; they are all annual tenants as a rule.

40,926. Are the landlords ready to give leases if the tenants wish?—They would not wish; they do not ask for them.

40,927. The tenants do not ask for them?—No, they would rather not have them.

40,928. Has the question of judicial rents been discussed among the tenant farmers in your neighbourhood at all?—Not at all.

Changes of tenancy.

40,929. Has there been a great change of tenancy in the district?—No.

40,930. The same men go on?—The same men go on somehow.

40,931. How do you account for their going on?—They do not spend much on the farms or on themselves, and the ordinary farming with us is really taking what the soil gives. There is very little of what you would call high farming at all—very little indeed.

40,932. What do the rents average—what you stated, 15*s.* an acre for the arable land?—15*s.* an acre for the arable land and 1*l.* or 25*s.* perhaps for the grass.

Consumption of wheat.

40,933. (*Mr. Giffen.*) I should like to ask you one or two questions about the home production and consumption of wheat. I should suppose from these elaborate tables that you have printed, that there has been a very small increase of the consumption of wheat per head in the United Kingdom?—Very small.

40,934. Have you considered at all what the nature of the increased consumption has been; is it the case that some classes of people, or the people in certain districts, who did not consume wheat 40 or 50 years ago have become wheat consuming—it is not the case that the classes who consumed wheat before are consuming more of it?—I suppose they are certainly.

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40,935. But there has been no great increase of the consumption per head generally?—No.

40,936. (*Chairman.*) I think there has been a slight increase per head?—Slight.

40,937. (*Mr. Giffen.*) I am suggesting that this increase may be due not to the people who were consuming wheat before,—to those classes of people taking more of it, but to certain classes of people, such as the people in Scotland, who did not consume wheat very largely 40 or 50 years ago, having become consumers of wheat, and possibly something of the same kind in Ireland; I merely wish to know if you can give us an opinion on that point?—No, I cannot.

Production of meat and land laid down to grass.

40,938. The other question I wish to put is with regard to laying down land to pasture. Suppose the consumption of meat in this country had remained almost stationary per head, as the consumption of wheat has remained stationary, would it have paid so well to lay down land to pasture; would that have been much more profitable than wheat has been?—I am assuming that a great deal of land is laid down to pasture, and therefore produces a great deal more meat.

40,939. There is more meat produced and there is more meat imported; and I believe the consumption of meat has very largely increased?—Very largely indeed, no doubt.

40,940. So that what has been beneficial for pasture land, apparently, has been the large increase in the consumption of meat?—And milk and butter and other grass products.

40,941. And this great increase of consumption has helped to maintain the price of dairy produce and of meat?—Yes.

40,942. Have you any reason to believe, putting all things together, that the prices of meat and dairy produce are likely to be maintained, say, in the next 20 years as they have been in the last 20?—It is a very difficult question to answer, because we are now beginning to feel the imports from New Zealand and from those colonies over there; now they are beginning to bring large quantities.

40,943. Would that not affect the practical question of looking for much relief from laying down land to pasture?—The down-laying of land for pasture is simply to relieve the farmer from paying wages—labour. It is the labour question which compels him to go to grass.

40,944. It is not so much a question, then, of the price which he gets?—No, it is the cost of the labour.

40,945. Does pasture land produce more meat than arable land?—If you have got a fine pasture, such as a Leicester pasture, there is no question of pasture producing the most meat, but with ordinary pasture and arable land I am not prepared to give an opinion.

40,946. You have not given any consideration to the question of what the causes likely to affect the price of meat and dairy produce are at the present time?—You are assuming another million or two of acres is laid down to pasture in England? No, I have not looked at it in that sense. The labourer has not suffered yet; what he will do I do not know.

Process of laying land down to grass.

40,947. (*Mr. Clay.*) I think you gave very extended evidence before the Duke of Richmond's Commission in 1881?—Yes.

40,948. You then advocated very strongly the laying down of land to grass?—Yes.

40,949. No doubt looking forward, as you always have done, to the price of grain rapidly going down?—Quite so.

40,950. You considered that the low price and the expensive labour would be sure to bring the arable farmer to perhaps the position he has got in to-day?—Yes.

40,951. I think you advocated, in answer to a question that was put to you, the laying down of land to grass. It was Mr. Stratton, I think, who put the question to you, "What do you consider to be the most economical way of "laying the land down to grass?" Your answer was "I have always laid down my own grass land with a barley "crop, and after that I have depended entirely upon feed-"ing with cotton cake; and that is the way in which I "think I can get my land into pasturage better and "cheaper than by any other process." Is that your opinion still?—Yes, quite so.

40,952. Further on you were asked another question, "But in making an estimate as to the value of the "manure from cotton cake, the nitrogen which is con- "tained in it forms by far the largest and most valuable "constituent, does it not?" Your answer is, "Much the most valuable"?—Quite so.

40,953. I suppose you are still of opinion that to lay down grass to be beneficial as pasture, it must not only be done in a systematic manner with seeds that are accustomed to grow on that kind of land, but that it is after that the whole benefit accrues, and the benefit from making good pasture land comes by liberal feeding?—Liberal feeding.

40,954. With cotton cakes and other cakes—especially cotton cake, which is the most valuable?—Yes, quite so; spend all your money upon manures, and very little upon cultivation or seed.

40,955. Does cotton cake given to sheep or cattle make the best pasture land, which would you make old grass best upon?—Sheep certainly, because they spread their manure better all over the ground.

40,956. There is another question Mr. Stratton put to you, which I will draw your attention to because I think this is very valuable evidence, and I am glad to see you still bear out your opinion; it is "Can you tell us roughly "what proportion of the manurial value in it is due to "nitrogen?" Your answer is, "I think nearly 6*l.* out of "the 6*l.* 12*s.*, or whatever the amount is." What is your opinion after other 10 years' experience of the remaining unexhausted value of good cotton cake left in the soil, the manurial value of it?—The manurial value, of course, has really gone down in price because the cotton cake itself has gone down in price.

40,957. It has gone down about a third, but what do you say is the manurial value of cotton cake that can be bought at 4*l.* 10*s.* or 5*l.*?—Probably about one half.

40,958. That would be about 2*l.* 10*s.* per ton?—About 2*l.* 10*s.*

40,959. Is that consumed on grass?—On grass.

40,960. So you do not despair of making a good deal of land in England yet, that will not pay for cultivation through the low price of corn and the expense of labour, if it were laid down in grass, still useful to the farmer and the proprietor?—It must come to that I am afraid, if we are to have the present prices of wheat and barley.

40,961. You have said that you were inclined to think that grass land may be still worth 30*s.* an acre when arable land and wheat soil is not worth 15*s.*?—Yes, but I must qualify that by saying that my grass land is favourably situated, and is a good quality of grass land. I cannot fat cattle for stock upon it, but it is near to a railway station. I do not think the whole of England will produce a rent of 30*s.* an acre.

Stock-keeping on grass and arable land.

40,962. At the same time you were asked the question whether grass land or arable land will keep more stock; do you not think from your experience that a mixed quantity of land—arable land and pasture land—will keep more stock in proportion than any single class of land?—I do not think that you can keep much stock upon grass land unless you use artificial food with it.

40,963. But still, would not a proportion of arable land along with good grass land turn off more stock for the nation?—I think the grass would do the most really.

40,964. You think grass would do the most?—Provided you use artificial food, which is really, of course, bringing food from a distance on to the ground.

40,965. They might do it in summer, but what would you do with your grass land in winter for keeping the stock; would you not have to apply partly to the green cropping in the arable department for the winter keep?—That is rather an awkward question.

40,966. You require straw, and you require mangolds, or roots, as you call them in England; would the two kinds of farming not work best together?—Certainly.

40,967. As I understand you, the native grasses generally in time abolish the finer grasses that are put in?—They do invariably.

Process of laying land down to grass.

40,968. But still your idea of liberal feeding, which is the only way, I think you said, of making old grass, retains the finer grasses and the more nutritive grasses longer?—Quite so.

40,969. And after the grass has once got a firm footing in the land, it is not easily displaced?—No; but you may displace anything by what I call manuring. I have had a field with a mass of couch grass, a thick bed of it, and I have destroyed it all by simply putting a quantity of manure upon it. The grasses have come of themselves and driven it out. Of course it is a longer process, but it does it.

40,970. The starvation process will neither make cattle nor sheep fat, nor will it make good old grass?—No. You can produce any amount of quantity of grass, but you cannot produce quality.

40,971. It is the extra feeding of old grass, which forms the old grass which really makes beef and mutton?—Yes.

Compensation for unexhausted fertility.

40,972. If an out-going tenant has laid down grass liberally, does that not go to prove that he leaves a good deal of unexhausted fertility in the land?—Yes.

40,973. What you call "cumulative" fertility; do you agree with that word?—Yes.

40,974. Do you not think he is entitled to compensation?—Yes.

40,975. In that way an Agricultural Holdings Act framed so as to give compensation for cumulative fertility on lands left in old grass made by the outgoing tenant would be very beneficial, and would be the means of bringing capital to the land, when otherwise it would not be brought?—Quite so, and if necessary, if times come better you may break it up again, and get all your manure back out of the land again. Grass is an accumulation of large quantities of food. You cannot have a pasture without quantities of food accumulating in it.

40,976. Still you would not despair of British agriculture if both the landlord and the tenant were to join together and put a considerable amount of capital into it?—No.

Improvement of pasture.

40,977. One of the Commissioners, who is away, has asked me to put this question to you: Can ordinary English pasture land be properly improved at a reasonable cost in view of the present prices of meat and dairy produce?—Yes, certainly; commercially, it can be improved to pay.

Freedom of cultivation and sale.

40,978. (*Mr. Gilmour.*) I notice that in No. 5 on the list of papers mentioned in your brief, you put forward a matter which is of considerable interest just now, both to landlord and tenant, namely, the question of freedom of growth and freedom of sale; on the general question as to maintaining the fertility and usefulness of the soil of this country, do you think that freedom of growth and freedom of sale could be fairly given?—I think so, certainly; qualified, of course, by a man not selling off everything and bringing back nothing.

40,979. Then freedom does not in your view mean exactly freedom?—Yes, it does mean freedom. You confine him now to a certain rotation of crops, but I would give him anything in the way of freedom, so that he does not injure the landlord.

40,980. Where do you draw the line, because then you cease to give a man a free hand to deal with the land as he likes during his lease—take a Scottish lease?—If he had a lease, then, I should begin to restrict him towards the end of his lease. I would not allow him to sell everything off the land—straw, corn, roots, and everything, all that time, and then walk off. That would not be fair for the landlord, surely.

40,981. I suppose you know the Scottish leases very well?—Yes, they are 19 years' leases generally.

40,982. They were. What restrictions would you put upon an average arable farm, either in the Lothians or Fifeshire, where you could fairly consider that by so doing you maintained the proper fertility of the soil and yet left the man as free as you possibly could?—I should begin to restrict him towards the end of his lease. In other words, he should not sell off his roots and his hay, and his straw, and those sort of things during the last five years of his lease.

40,983. Do I understand that during the remainder of the lease—that is during 14 years of a 19 years' lease—that man could sell off what he liked without bringing back anything?—If he was such a man as I should select myself, if I were selecting a tenant, that is a man with capital intending to farm properly—and I would not take anybody who came—if he was a man who was suitable to take that farm—I think he ought to have unlimited freedom to do what he likes; but then, as I say, it ought to be protected so that he did not injure the landlord.

40,984. Have you formed any idea of the amount of capital a man would require to have before you would accept him upon those conditions?—He would require much less than he used to require, because everything is so cheap. I have not really worked it out as if I was going

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to advise a person who was going to do the thing; 7*l.* or 8*l.* an acre, we will say—10*l.* I should have said years ago.

40,985. Do you know the principle that obtains in these farms close to markets in Scotland, where you may say freedom of sale obtains, because there they can sell off what they grow on condition that they bring back so many tons of manure?—Yes.

40,986. Would you consider that it is a necessity to lay down a rule like that?—It is not a necessity if you have got a man with capital, because he would do it for his own profit. If you choose to accept a man whom you ought not to accept—a man without any means—you do it at your own risk; but a man who has got his own money to lose will take good care that he does not destroy the land or injure it; it will not pay him to do it.

40,987. Of course, you are aware that in these times a man with capital who is willing to go into a farm at all is a *rara avis*?—Yes, very rare.

40,988. May I ask again—because this is a question of very great interest both to the tenant and to the landlord—while you think more freedom could be given both as to sale and as to growth of crops; still, on the general principle it is necessary, is it not, that certain safeguards should be laid down?—Very necessary indeed, I should think—exceedingly necessary.

Manufactured foods for stock.

40,989. I notice that you are willing to give the Commission some observation on the recently introduced manufactured foods for agricultural stock; I think it would be of interest for us to hear them?—I did read a paper on that, as there is a very strange thing in connexion with these manufactured foods. You must recollect, in the first place, that the manufactured foods that we generally buy—that is to say, cotton cake and linseed cake—are refuse, and if we did not buy them the manufacturers would throw them away. They do not make cake for us; they make oil. Oil is their manufacture and the cake is their refuse. The farmer puts just what price he likes on it, because they must get rid of it. Now, when you come to manufacture cakes you have got to get the very things I or anybody else can buy in the market. You have to grind them up, and you have to press them very hard for the men to break them up again. You do not add anything to the food value, but you spend 2*l.*, 3*l.*, or 4*l.*, or whatever it is, and call it a cake. The farmer immediately says: There is a nice cake, and he pays 3*l.* or 4*l.* extra for the very thing he can buy without all that labour being put upon it, and absolutely has to break it up afterwards. A manufactured cake is simply a produce of whatever you like—beans or oats, or linseed, or anything else you like, and you have to pay the cost of the manufacture, which adds nothing to its feeding properties fertility.

40,990. (*Mr. Clay.*) They go under the name of compound cakes?—Yes, or whatever you may call it; but is there scientific knowledge equal to producing a much better feeding substance from those things by combining them? I deny that there is any knowledge at present which will enable us to do that. I could not, nor could anybody else who has studied feeding, put together these ground beans, ground wheat, and ground barley and get a particular compound which would beat, pound for pound, linseed cake or cotton cake.

40,991. (*Mr. Gilmour.*) Do I understand that you think a farmer would do better to buy his locust beans and his other things separately?—Yes, and not pay for all this labour and trouble.

40,992. Then, really, the pressing of this cake, which has to be knocked to bits with a hammer again, only makes it handier for handling?—Yes, and for travelling, perhaps.

Agricultural education.

40,993. I daresay you have looked into the question of the technical education being given in most of the counties just now. Is there a field, do you think, whereby agriculture may be helped very considerably by an extension of that?—Very slowly. The fact is that our agriculture is, according to these times, in many respects too good for the times. I feel almost myself, and so does my colleague, Sir Henry Gilbert, that we are doing more benefit to other nations than to ourselves, because they have not got up to the standard of ourselves.

Utilization of sewage.

40,994. I notice in your proof that you mention a good deal about sewage; are you a very strong advocate for its utilisation?—No. I have been on several committees about it at different times, and I have been examined over and over again on it, and I carried out experiments a great many years ago at Rugby. But sewage is too diluted; it is hopeless to think of doing anything with it.

40,995. (*Mr. Little.*) I believe you have carried out a series of experiments for a great many years with a view of testing the capacity of the soil and noting the effects of the seasons?—Quite so.

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Recent seasons.

40,996. Is it your opinion, taking a broad view, that the seasons of late years have been less favourable, and that there have been greater calamities from bad seasons than in former years?—What do you call former years?

40,997. Your experience goes back to 1834, but your records do not go back quite so far as that, I believe?—No. What I call our measurement of season records do not go back further than 1844.

40,998. Would you say that the last five or six years have been more unfavourable than any of the others in that time?—No, I should not.

40,999. Then you would not attribute the great depression at the present time largely to the seasons?—No, certainly not. I happen to have a paper here, as I thought I might be asked a question on this point, which was not drawn up for the Commission, which was, in fact, made some time ago. Our measurement of seasons very much depends upon the continuous growth of wheat upon one particular piece of ground without any manure, upon a second piece which is always manured with farmyard dung, and a third piece which is always manured with artificial manures. We think the variations of those very much depend on the seasons. I happen to have here the figures from 1852 to 1891 divided into four different periods of 10 years each. Of course you would think that the unmanured ground would gradually decline; but this is the produce of the first years—14 bushels, the next 13·6—a little decline, the third 9½, the fourth 12½. Therefore, the last seasons have been better than those particular ones in the third series. Those figures are confirmed in the same way by the farm yard manure results, and by the artificial manure results. The third series of 10 years is in all cases the worst.

41,000. (*Chairman.*) The third period includes the very bad years of 1875, 1876, 1877, and 1879, does it not?—Yes. If you look at the table you will see that there is only one fairly good year all the way through.

41,001. That period included the very bad year of 1879, when produce was very much below the average?—Yes, it was a most shocking year.

41,002. (*Mr. Little.*) That would be mainly a test as regards corn?—That is all.

41,003. That would apply very much to the eastern counties which depend for their prosperity to a very great extent upon the corn ear?—Quite so.

41,004. Measuring one period with another you would not say that the last period of seven years or ten years, has produced exceptionally unfavourable seasons?—Certainly not.

41,005. You would not attribute the depression to that? No, not taking the agriculture of the country of all sorts.

41,006. (*Chairman.*) Would you mind adding to that a description of the year 1892 and 1893; they were in the last period of ten years, and they were bad years, were they not?—Yes.

41,007. That of 1892 was a wet season?—Yes.

41,008. And 1893 was an extraordinary drought, which, almost for the first time in our experience, resulted in a bad crop?—Bad crops of every sort—grass, wheat, barley, and oats.

41,009. As a general rule a dry season is favourable in England?—Yes.

41,010. But the drought of 1893 was extraordinarily bad?—For everything.

41,011. Therefore the last three years——?—Have certainly been bad.

Cost of production.

41,012. (*Mr. Little.*) Then as another cause of depression, would you say that the increased cost of production enters into the calculation?—Decidedly.

Labour.

41,013. Would you say that the cost of production has generally increased?—It has generally increased, and I am afraid I must say there is a deficiency of good labour.

41,014. The particular item of increase is that of labour, I presume?—Yes.

Low prices.

41,015. But, after all, I suppose the main cause you would allege would be the price?—Of course.

41,016. The prices of agricultural produce generally, and particularly the price of corn?—Yes.

41,017. More especially the price of wheat?—Yes.

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41,018 The aggregate production of the country, I suppose you would say has decreased?—You mean taking everything?

Deteriorated cultivation.

41,019. Yes, taking everything together?—It has decreased, certainly, there is bad farming—worse farming.

41,020. And the land has deteriorated?—Certainly, there is no mistake about it.

41,021. In your evidence before the Duke of Richmond's Commission, you said that the land must under any circumstances be deteriorating and must be diminishing in value?—Of course I am speaking now agriculturally, that is to say, weeds do not injure the soil you must recollect—they injure the farmer, but not the soil.

41,022. In your evidence before the Duke of Richmond's Commission you said there must be a waste going on from continued cultivation, but that is a mere theoretical waste?—It is a natural waste; we are intended to what you call exhaust the soil; we are bound to do it.

41,023. Very slowly, just as the earth is cooling down very slowly?—Yes. If you bring your cake or corn from somewhere else you are exhausting somebody else's soil. It is meant to be used and is bound to be used.

41,024. Your opinion now would be that, since the time of the Duke of Richmond's Commission, the land has deteriorated?—Yes.

41,025. Either by want of cultivation?—Yes.

41,026. Or want of labour?—On account of the expense—they cannot afford to pay the money.

41,027. You have already expressed the opinion that high farming would not be a remedy for the depression?—Decidedly.

41,028. You are familiar probably with a statement which is attributed to Lord Derby, that the produce of this country could be doubled?—Yes. It is easily said.

41,029. Do you think that the produce of this country could be largely increased with profit to the farmer?—Certainly not.

41,030. It is not the incapacity of the farmer to produce, but there is not a sufficient reward in view to induce him to spend his money?—Quite so.

Compensation for unexhausted improvements.

41,031. You have, as we know, given a good deal of study to the subject of compensation for unexhausted improvements?—Yes, it has been part of my programme at different times.

41,032. Twenty-four years ago I think you read a paper before the Farmers' Club on this subject entitled "The Valuation of Unexhausted Improvements"?—It was a good many years ago; what is the date?

41,033. 1870. In that paper you laid down this principle that there are two items to be taken into consideration, viz., "fertility" and "condition"?—Quite so.

41,034. "Fertility" being the natural properties of the soil and the property of the landlord?—Yes.

41,035. "Condition" being the added fertility the property of the tenant?—Yes.

41,036. Have you seen any reason to doubt the justice of that division?—Not a shadow.

41,037. The "fertility" would be something equivalent or very nearly equivalent, I suppose, to what is described in the Agricultural Holdings Act as the inherent capabilities of the soil?—Yes, that which is given us to take away.

41,038. That you say is the property of the landlord, and that must be taken into consideration in valuing the "condition," or what the tenant has added?—Quite so.

41,039. It must by any scientific valuer, or by anyone who wishes to take a fair view, be taken into consideration?—Quite so.

41,040. Then you would not think that the putting of those words into the Agricultural Holdings Act nullifies the Act; it is there stated that regard shall be had to the inherent capabilities of the soil; you would not say that those words deprive the tenant of any right?—No none at all.

41,041. If those words are complained of, and if those words are taken out of the Act, the principle would still have to be considered by every valuer in valuing?—It ought to be certainly.

41,042. By any fair valuer?—By any fair valuer.

41,043. Then "condition" is an element that is transitory?—Yes.

41,044. It can be put in in the course of a few years, and it can be taken out very rapidly?—Yes, very rapidly.

41,045. And it can be consumed by the tenant who comes in?—Yes, slowly; soil has a wonderful power of laying hold of manure.

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41,046. But still it is a moveable thing?—Yes, it is a moveable thing.

41,047. And "fertility" is a much less moveable thing?—Yes, it is very slowly moveable; luckily for the human race.

41,048. Would you say that you cannot either permanently injure or permanently improve land?—Certainly, you cannot permanently injure it; that is to say permanently in the way I speak of; it is impossible. Whether you can permanently improve it is a rather more doubtful thing. But unless you continue to put on things, there is no permanency.

41,049. The improvement must be kept up?—The improvement must be kept up; "condition" is what the farmer adds.

Scale of compensation.

41,050. You were examined before the Duke of Richmond's Commission on the subject of laying down a scale of compensation for improvements, you will probably remember?—Yes.

41,051. And you have published tables of the unconsumed theoretical values of different descriptions of produce?—Yes, I published some tables some years ago.

41,052. Would you recommend—you did not in 1880—but would you now recommend any scale which can be universally applied for compensation?—I could only remodel my own scale to the present prices.

41,053. Your scale was only applicable thus far: it is the application, I understand, of certain products under the most favourable circumstances, all taken care of, properly used, and properly applied?—Yes, quite so; as standards in fact.

41,054. As a maximum standard?—Yes.

41,055. But in applying that standard you would have to take into consideration the purposes for which the manure was used?—Quite so. You would have to look at the state of the buildings, for instance; there are hundreds of things that a valuer ought to take into consideration, only, as I tell you, give him a basis.

41,056. But you would not say that it would be practicable under any scheme of legislation to lay down a scale, as was expressed by a witness before us, which a third standard schoolboy could tot up to see what was due to a tenant?—No, it wants immense judgment even to apply my scale really and honestly to a landlord and tenant. All we do is this: to give you a sort of idea as to the value of these things; it is not a cut-and-dried scale for compensation.

41,057. Would you say that the schemes which valuers have contrived for meeting this difficulty, by taking a certain part of the cost over a certain period, and allowing that to the outgoing tenant is only a rough and ready way?—Very rough and very ready.

The Lincolnshire system.

41,058. In the Lincolnshire system——?—Yes, I know Lincolnshire well.

41,059. Which is considered such a good system——?—They only confine their idea to cake, if you recollect.

41,060. They have adopted corn of late?—A little; but they had not in my days, when I wrote.

41,061. You would consider that a rough and ready way of inducing the tenant to farm well up to the end of his tenancy?—That is the object of it, I conclude.

41,062. It being impossible to lay down, or to arrive at the exact value to the incoming tenant in practice, this method of compensation has been adopted?—It is impossible to do it. The more you try to do it in that way the worse you would make your Act.

Freedom of cultivation and sale.

41,063. Then with regard to freedom of cultivation, you have expressed yourself at various times in favour of doing away with antiquated restrictions?—Yes.

41,064. But would you be in favour of giving by law to a tenant an absolute freedom of cultivation and sale of produce?—No; certainly not.

41,065. Could any conditions be devised which would secure the landlord, if once that freedom were given by law?—No.

41,066. The mere laying down the principle that the landlord would be entitled to compensation, would not secure him compensation?—Not unless you give him something to come upon.

41,067. We have had evidence before us is in favour of giving by law to the tenant an absolute freedom of cultivation and sale of produce, subject to compensation to the landlord for deterioration?—That seems a very pleasant idea.

41,068. You would want some security?—I would give all possible freedom to the tenant; I would give him every possible freedom; but I must consider that the landlord is entitled to have something more back than a waste bit of ground.

41,069. You would not be in favour of giving by law this absolute freedom?—Certainly not.

Compensation for unexhausted improvements.

41,070. Now, I think there is one thing in your paper of 1870, and also in your evidence before the Richmond Commission which I have omitted to mention. Your idea then was that a fairer system of compensation for both parties was a very liberal compensation for the crops grown upon the land by the quitting tenant?—Yes; quite so.

41,071. Your argument was that if a tenant entered upon a farm which was only capable of growing a ton of straw to the acre, and he left it capable of growing two tons of straw, that additional one ton represented "condition"?—Quite so.

41,072. And that he ought to be paid liberally for that one ton?—Or allowed to sell it.

41,073. I think you advocated that for the increase of produce the man should be allowed market value?—Yes.

41,074. And in the same way with roots; if a man gradually increased the capacity of the land for growing roots, that would be an evidence of "condition"?—Quite so.

41,075. For which you would give liberal compensation?—Yes; certainly.

41,076. You thought then, and I wish to know if you think now, that the safest mode of compensation to an out-going tenant is paying for visible tangible products, rather than for things which are hidden and as to which you cannot obtain evidence whether they were properly used or properly saved?—I suppose that is common sense, is it not?

41,077. (*Mr. Clay.*) If the way-going year happened to be a very bad year for growing roots and straw, then the tenant might suffer by the badness of the year?—He might, certainly.

41,078. So even then it would not be a very sound criterion to go upon?—That is the nearest you could get to. I suppose a person is not called in at the last moment in those valuations; but he is allowed to look over the ground to see what is the general condition of the crops.

41,079. If the out-going tenant had left in the year 1879, and he treated the improvements on the basis of the bad crops that the year grew, owing to the season, he would be nowhere?—He would suffer; but there ought to be somebody who knows something about what the general farming of the man is, so as not to come upon him for a very bad year.

41,080. So you would qualify that?—Certainly.

41,081. With respect to what Mr. Little put to you in regard to "fertility," if the tenant is laying grass land down, there would be a considerable amount both of "condition" and of "fertility" left in the grass land?—Yes; you could not have grass land without accumulation.

41,082. So "fertility" is not merely the inherent capabilities of the soil; it is mixed up with the "condition"?—Yes, accumulatively. We have done a great deal with the analyses of soils, and we know a good deal more what goes on in the ground now.

Freedom of cultivation.

41,083. (*Mr. Channing.*) About the freedom of cultivation, a suggestion which has been made by some witnesses is, that freedom of cultivation would do no harm to the landlord or to the land, if an equivalent of manure was replaced on the land at the proper time for what was sold off in the way of hay or straw; would you object to freedom of cultivation in that sense?—Could you define a little what equivalent was? For instance, you may put on nitrate of soda, which would grow a great quantity of straw; but it would hardly be an equivalent, if you paid a man money for what he took away.

41,084. Do you not think that such an equivalent might scientifically and practically be defined in an agreement between the landlord and the tenant?—I think it might. There would be no difficulty about it; only you must not use the word "equivalent" without explaining it in some way, because there are such things as equivalents which are not in the least equivalents.

Scheduling the condition of farms.

41,085. About the "condition" of land, do you approve of the suggestion which has been made by a good many witnesses before this Commission, that there should be a schedule generally of the "condition" of cleanliness and "fertility," and of the state of the buildings on a holding at the entry of the tenancy; do you think that that would help very much?—If it is not too minute; the general condition of the buildings would certainly.

41,086. Do you think that the conditions as to the "fertility" and the productivity of the land could be entered in such a schedule?—I should think so certainly, by a person who knows what land is, and is accustomed to it. I should have no difficulty myself if I went over a farm of saying whether it was in a good condition, or in a bad condition, or in what condition it was, not the least in the world.

41,087. Do you not think that would help to settle the matter as between landlord and tenant, as to what was added or lost during a tenancy?—Are you raising a new question? Is that not really done at the present moment? Before a tenant goes on to a farm, does he not walk over the farm himself, and talk about the condition of it, "It is very foul," or "It is very much out of condition."

41,088. I am rather suggesting that that sort of talk should be crystallized into an actual document for reference subsequently?—One would like to see the document a little first, before pronouncing an opinion upon it.

Compensation for unexhausted improvements

41,089. I understood you to say in answer to Mr. Little, that you thought the question of added fertility was a question for experts, and not one to be settled by a rule of thumb of so many years, and so many bills as to manures and so on?—That is so.

41,090. It is a question to be determined by an expert going over the land, and determining the quality of the land?—Yes. A person with experience knows at once; if you are almost half-blind you can tell whether land is well-farmed and in good condition.

Farmyard manure.

41,091. There are only one or two questions I should like to ask you as to your experiments, although one might ask a great many. With regard to the results from manure, I suppose the comparatively high results obtained from farmyard manure alone are due to the use of cake?—No, that is merely straw and horse dung. You are speaking now of what I am putting on my land, are you not?

41,092. Yes, in your experiments, and I am referring to the figures resulting from the use of farmyard manure alone?—It is not rich manure.

41,093. It is not enriched by the use of cake or anything of that kind?—Certainly not.

41,094. How would you describe it—how would it be defined?—Is it what you would take out of a yard where animals walk about without any cake; they walk it well down; then you let it stand up in a heap. We have to rot it well, or else it would not go into the ground properly.

41,095. It is corn and hay that the animals have eaten, and things of that kind?—Quite so; it is the ordinary farmyard manure.

41,096. You have not purchased cakes—that is what you mean?—That is so.

41,097. On that I should like to ask you whether the comparatively high results obtained from farmyard manure do not give you rather a more hopeful view of the future of agriculture?—No, I do not think that that has anything to do with the future of agriculture. I have been putting on 14 tons of dung every year for the last 15 years.

41,098. That would be relatively cheaper?—That would be there, but it would take a man 100 years to get it out again, if he tried ever so much.

41,099. Would it not be relatively cheaper than others of the applications you have mentioned?—Yes, I think it would.

High farming.

41,100. You state that it would be ruinous to farm too high, and that the last bushel cost a far greater proportion than it was worth?—Yes, the dearer the corn the higher you may farm.

41,101. I suppose it would be equally bad economy to farm too low, would it not?—Yes, certainly. What you call the natural produce of the soil would not pay a man to cultivate now.

Deteriorated cultivation.

41,102. About the wholly unmanured land, did I understand you to be of opinion that the land was steadily deteriorating in value?—Very slowly—exceptionally slowly.

41,103. But steadily deteriorating?—We are taking off every year, as far as we can judge, about 10 lbs. weight of corn.

41,104. You do not think there is an irreducible minimum in it?—It would take another century, I think; but it still grows more than the average of the crop of the world.

Change in system of cultivation.

41,105. As between those two limits of too high farming and too low farming, do your experiments suggest to you any medium course, either of special applications or of rotations of crops, which would be the most economical way of working farming now?—No; in Norfolk you could not get away from the four-course system much.

41,106. You do not think there could be any modification of the courses?—No, except keeping the clovers two years instead of one, and that sort of thing, perhaps.

41,107. That would save a little in labour?—It would save labour.

41,108. But you do not yourself suggest any medium course between high farming and letting the land alone, which would be the cheapest way under present circumstances?—No. Farming is such an old act that it is very difficult to tamper with it; it is rather dangerous work.

41,109. Then really you think the only solution is permanent pasture for the most parts of England?—It comes to that if the price of corn is to stand where it is now.

Future of foreign competition.

41,110. (*Chairman.*) That, of course, is a matter of uncertainty?—It is quite a matter of uncertainty, but permanent pasture has been going on, although very slowly, and it will go on a little faster, that is all. I do not myself think that we can have many years at the low prices we have now.

41,111. You do not think so?—No, I expect there will be a re-action before long.

41,112. What do you ground that on?—It will hardly pay them to send it here. Nations cannot alter—in fact, nobody cannot alter suddenly—but I do not think it will pay them for many years to send it here at 3*s.* or 2*s.* 6*d.* a bushel.

41,113. Do you think the price is abnormally low?—I think so. You must recollect that they only grow about 10 bushels an acre.

Uncultivated land.

41,114. (*Mr. Channing.*) About this tumble-down land, which is very extensive in Essex and a good many other counties, what do you think would be the ultimate fate of that land, supposing it is broken up; do you think it would accumulate fertility to a certain extent?—To be sure it will, slowly.

41,115. But to any considerable extent?—It is very slow. But nature abhors a vacuum, and she will fill it up with something and put a growth upon it.

41,116. (*Chairman.*) Even fill it up with twitches?—That is a great factor; you will be surprised how land increases in fertility by leaving it alone.

41,117. Leaving it to the twitches?—Yes.

41,118. (*Mr. Channing.*) Is there any cheap way of introducing leguminous plants, so as thereby to increase the nitrogen in the soil?—No; the grass, the twitch, and that sort of thing will push them out.

Wages.

41,119. (*Chairman.*) Do you recollect the wages in your district in the year 1834, when you began farming?—They were about 8*s.* or 9*s.* a week.

41,120. When did the rise take place, about 1870?—The best it got up to was about 1872; everything was doing very well in those days.

41,121. Was it in 1872 that the wages of the labourers rose?—No, they had been rising all the way; but 1872 was the time when there was a sort of agitation, and they thought they would get a guinea a week.

41,122. There has been no subsequent fall of wages up to the present time?—No.

41,123. They have been maintained?—Yes.

41,124. What are the wages now?—12*s.* and 13*s.*

41,125. Then the labourers, at all events, in your district have not only not suffered, but have gained?—They have gained.

41,126. And they have gained the great benefit of the low prices besides?—Quite so.

41,127. Therefore, in addition to a rise of 30 per cent. in their wages, they have had the advantage of a fall in the prices of the commodities they consume of 30 or 40 per cent. more?—They are very well off indeed now.

41,128. Do you see any tendency to a fall in your district?—No.

41,129. (*Mr. Giffen.*) I suppose that 12*s.* does not include their harvest money and extras of that kind?—No. That is what it is at this time of the year, you may say.

41,130. (*Chairman.*) It does not represent the average over the whole year?—No.

41,131. What should you put the average for the whole year at?—I should think about 15*s.* or 16*s.*

Rules for farming.

41,132. (*Mr. Everett.*) As the result of your very interesting and wonderful experiments, could you summarise briefly what are the practical lessons to the pounds, shillings and pence farmer, to be derived from your experiments; could you point to a few leading lessons?—No. I could if you were the farmer and showed me your land, but I cannot lay down general rules for all farmers; it is impossible; I should only make a mistake if I tried to do it. I can go on anybody's farm, and I can see at once that there are certain things which they ought to do which they do not do, but I could not lay down that rule for the county, or even for the district.

41,133. In the present condition of prices in agriculture, is it your opinion that the arable land loses least if you let it baste itself?—No, I should prefer laying it down to grass certainly, to leaving it to what I call growing nothing.

High farming.

41,134. I think I rather gathered that you expressed the view that low farming now pays better than high farming, or loses less than high farming; I am speaking of the ordinary arable farm?—On the Norfolk land you could not farm without a certain amount of high farming. With a light land you must use cake or something; but you would not bring that on to a heavy land farm, where there is a fair amount of what I call natural produce.

41,135. Your conclusion on the whole would be, I expect, that the future of British agriculture is with animal products, rather than with corn or vegetables?—Yes, assuming the present prices prevail.

Agricultural depression in 1883–4.

41,136. You have the advantage of a very long retrospect of British agriculture, and you remember, I daresay, that there was considerable agricultural depression about the time that you began farming—in 1833 and 1834?—Owing to the immense English crops.

41,137. There was a Committee which sat to inquire about it in 1833, I think?—Yes, there was.

41,138. Have you paid any attention to those examinations into the depression of the 20 years before and after 1833?—I have looked at them decidedly. The difficulty of course is to see how far it was due to seasons, and those sort of things. There were great changes just then; there was the return to gold payments in 1820 and 1821 which had an immense effect upon agriculture at the time.

41,139. That caused a great fall in prices, did it not?—An immense fall in prices.

41,140. Which fall was generally believed to be due to that monetary change?—No doubt; in fact there was, for years, a fight amongst economists as to how much was due to good crops, how much to bad crops, and how much to currency. I studied those questions to see the influence of climate upon crops; that was my study; but I am always coming across these theories about currency.

Low prices of wheat and foreign production.

41,141. Is it not possible that the present extraordinary fall in prices is also due to monetary changes—have you paid any attention to that possibility?—I have: but I am afraid it is due to an increased production all over the world. You see we have India, we have America, and we have the Argentine, all growing immense crops.

41,142. Do you think the production of wheat has increased faster than the mouths that consume it?—I should say so, certainly.

41,143. Is there any evidence of that, do you think?—It is all poured into this country, and in those countries they do not starve. In India, for instance, they do not grow the wheat to eat; they grow it merely to supply us with it; in the Argentine it is the same.

Wheat production in India.

41,144. (*Mr. Giffen.*) Have you studied that point about India?—I am satisfied, as far as I know, that the natives do not eat wheat to any extent.

41,145 How much of the Indian production comes to this country, do you think?—I think it is three million or four million quarters.

41,146. Is it 20 per cent. of the whole, or 10 per cent.?—I do not know; I should think a great deal more than that. As far as I know, the Indians eat very little wheat.

41,147. Would you be surprised if I told you that the amount of wheat exported from India has never exceeded 15 per cent. of the total production?—I could easily understand it. Does that mean that they consume the bulk?

41,148. There is a certain number of wheat-consuming people in India, although the population of India generally does not consume wheat?—I thought they take gram, and some of those other cheaper things principally.

41,149. (*Mr. Everett.*) I think the evidence is, that something like 32 million acres of wheat are grown in India, and that that is about the same quantity which has been grown as long as man's memory goes back; the United States sent a Commission to inquire into it, and they reported to that effect?—I know they grow about 10 bushels an acre; that is their average crop.

The currency and fall in prices.

41,150. You have not given special attention to the possible currency cause of the present remarkable fall in prices?—Going on, you mean to say, since 1872, 1873, and 1874.

41,151. Yes?—No. It is very remarkable, but I would be very sorry to give an opinion about it. I have paid a great deal of attention to it, and taken a great interest in it, but I am not an expert, able to give opinions upon it.

41,152. Are you aware that the great depression which followed after 1819 was very widely attributed to the contraction or to the change in the standard made at that time; and therefore that there would look to be a certain kind of force in the reasoning that as great changes in the standard were made about 1873, the present great fall may likewise bear a close relation to those changes?—There is no question about the other one being due to money, and the return to gold payments—there is no doubt about that whatever—between 1816 and up to 1822.

41,153. Thank you. As an individual farmer, I should like to express my very high sense of the most wonderful experiments you have made, and for giving the public yearly the full advantage of accounts of them; I should think there is hardly anything in the whole history of the agriculture of the world like the long continuous experiments you have carried on, and given the public the full benefit of?—I am so sorry that it has not done more good.

41,154. (*Mr. Little.*) With regard to the state of a farm when a tenant quits, would you say that a tenant who leaves good crops and clean land, with a fair proportion of the area in a state to be sown with corn and other crops, has fully discharged his obligation to cultivate in a good and husband-like manner?—Quite so.

Effect of depression on arable cultivation.

41,155. (*Sir Nigel Kingscote.*) I understand you to say there is a very large area of land under arable cultivation at this present moment, which must go back to pasture to enable it to pay?—Assuming that the present prices are to prevail.

41,156. I suppose that would apply not only to sheep land, but to hundreds, if not thousands of acres of land, that was sheep walk and down, but which has been broken up and turned into corn land; it would be more valuable at this present moment if it was still down?—Yes.

Over-cultivation.

41,157. I also understand you to express a very strong opinion that, at all events for profit, you can overdo the cultivation of land?—Very easily.

41,158. You can lay out too much money upon it?—Yes.

Spade cultivation.

41,159. Do you think that spade cultivation can be made to pay better than with the plough?—No; that is, of course, assuming that it is the ordinary spade cultivation. A man came to me a little while ago about a spade that would dig for nothing. Of course, that is another thing; but you would not call it a spade.

41,160. We have had evidence in this room from a gentleman who says that by spade cultivation, deep cultivation, under his superintendence, and by unlimited manuring—by putting on, I think, he said, something like 30 tons—he had been able to grow 130 bushels of wheat to the acre, and 50 to 25 tons of straw?—Was there not a practical farmer in the room at the time who asked him how he supported that wheat?

41,161. He went on to give further evidence, and to state that he had had to put up pea-sticks to support it. Do you, for one moment, think that that would be practical, even on a small acreage?—I once went into the question myself of what we might do if we were blockaded —whether we could exist then, whether we could grow enough corn to keep us alive. There, I think, the pea-sticks would have to come in. Under those circumstances, when wheat would be worth two or three guineas a bushel, we might try pea-sticks.

41,162. He went on to say——?—I do not believe he ever did it on a large scale—he might grow a square foot or two.

41,163. You do not think it is possible?—I do not think it is practicable.

Small holdings and allotments.

41,164. Do you think that the produce of the soil can be very much increased, or at all increased, by small holdings and allotments?—Not materially. I think they can be increased to the benefit of the labourers, but not nationally, so as to supersede farming. I do not see my way to small holdings with small farmers, such as you have in Belgium and in France. I have looked very carefully into the question.

41,165. You do not think it is practicable?—No, it is not suited to our country. I have had a great many allotments of my own; but I never could find a labourer who would take more than an eighth of an acre.

41,166. And that is about the quantity that he really can employ himself over?—Yes; when you come to the little men who are a little better than labourers they will take acres.

41,167. But they want another occupation or employment?—Yes; I have got a list here, in case you should ask for it, showing the employment of all my acre people.

41,168. What are they, shoemakers and blacksmiths?—I have a list here; they are men with a little capital.

41,169. Blacksmiths and carpenters?—Yes; jobbers, carters, men with a horse and cart.

41,170. The agricultural labourer does not want the employment of digging after he comes home from his day's work, beyond the digging necessary to get his vegetables?—Nothing more than his garden; and then you cannot find him capital.

Utilisation of sewage.

41,171. Do you think town sewage can be utilised more than it is, for the benefit of farmers?—No; I have gone through that very carefully, and I have no idea of it. You probably remember Sir Edwin Chadwick saying that for twopence per ton he would distribute the sewage of London all over the place?

41,172. Yes; you do not think that is suitable?—He would not find a purchaser.

Light railways.

41,173. Of course a great many districts suffer from want of communication with populous parts?—Yes, quite so.

41,174. Have you given any thought to the question of light railways?—I have looked at it, but I do not think it is a national question; I think would be very useful in spots.

41,175. You would not like to see them made compulsory and put upon the rates?—No.

Labour.

41,176. (*Captain Owen Thomas.*) Is the quality of labour as good now as it used to be formerly?—No, certainly not.

41,177. Can you account for that?—The labourers are more independent and they are better off. They do not do a bit more than they can help; they have no interest in their work; they are not proud of it; they are not interested whether they drill straight or level.

41,178. During the whole of your experience, do you recollect anything like the present depression?—Never. When I began to farm, we had the wheat down to 5*s.* a bushel; but that was a temporary depression, and it was a depression owing to good crops.

41,179. How many acres of land do you think would be sufficient to keep a man and his family in ordinary times—not, of course, during this depression, but with ordinary prices?—He and his family are to live upon it?

Small holdings.

41,180. Yes; we have often asked the question, and some witnesses say 10 acres, others say 20?—I was going to say 10 acres as a guess, but I think I have never worked it out exactly—I believe I did once though. You see it would be useless to put him away from roads and that sort of thing. If he is near to a place where he can go and

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buy his manure or sell his product, if he is near to a railway, he might get on—that is, if you find him the money. With 10 acres he could do it in my parish very well.

Position of farmers.

41,181. Would you say that farmers are losing money now?—Certainly, undoubtedly.

41,182. They are spending capital?—Yes, and their capital is diminishing. Look at the value of a man's capital; his wheat and his barley are worth hardly anything; his capital is gone, and that is why he hangs on, because if he goes out it is lost.

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The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Seventy-seventh Day.

Friday, 22nd February 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

The Right Hon. HENRY CHAPLIN, M.P.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., *Assistant Secretary.*

Mr. JOHN LOOKER called and examined.

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41,183. (*Sir Nigel Kingscote.*) You are, I believe, a land agent living at Wyton Manor, near Huntingdon?—Yes.

41,184. And you manage estates of about how many acres?—About 8,000 acres.

41,185. Do you farm any number of acres?—I personally farm 350 acres. I farm for other people about 2,300 acres.

41,186. At the present moment you are also a tenant farmer of 350 acres?—I am personally a tenant farmer of 350 acres.

41,187. Has that been a long time in your family?—That has been in my family since 1846.

41,188. About 50 years?—Nearly 50 years, we are going on to the 49th year now.

Effect of depression (1) upon landowners.

41,189. What is the effect of the depression upon the landowners, talking of recent years, as far as you know in your neighbourhood?—It is a reduction of their income from 40 to 60 per cent.; it produces an inability to lay out money on improvements of property and to employ tradesmen or labourers.

41,190. Has it driven many landowners to let their places and live elsewhere?—Yes, it has had that effect a good deal; a good many of our resident or would-be resident landowners are obliged to do so.

41,191. They have been obliged to reduce their expenditure, I suppose?—In consequence of the loss of income.

(2) upon the Pelly estate.

41,192. Can you give us an example of any estate between the years 1881 and 1894?—Yes.

41,193. Just shortly tell us what would the acreage be?—The acreage of this estate which is the Pelly estate is 2,768. In 1881 there was a gross rental of 3,179*l.*, and taking into account reduction of rents and repairs and agency expenses, there was a net amount paid to the landlord of 2,230*l.* 13*s.* 10*d.*

41,194. And in 1894, what was it?—On the same estate, with the same acreage, there was a gross rental of 2,243*l.*, and after the reductions in rents (which was 649*l.* 9*s.* 6*d.*) and repairs and agency expenses, the net amount paid to the landlord was 1,222*l.* 2*s.* 3*d.*

41,195. Very nearly half the former figure?—Very nearly half.

(3) upon a large estate.

41,196. Can you also give us an example of a smaller estate?—Yes, but if you will allow me I will first refer to one other large estate in the county, which is well known; I will not give the figures, because I have not got them, but I have got a letter from the owner of that estate, which corroborates the figures I have given.

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41,197. Is it from a district known to you personally?—A district known to me personally in Huntingdonshire. He says "I can assert with confidence that the gross rental in 1873 more than doubled that in 1893." He is an owner of a very large estate, and an estate which Mr. Little is very familiar with, in the county of Huntingdon.

(4) upon a small estate.

41,198. Now will you give us an example of a small estate?—The acreage is 316 acres; the gross rent in 1881 was 441*l.*; the repairs and agency expenses came to 41*l.*; and the net amount paid to the landlord was 400*l.* On the same estate in 1894 the gross rent was 150*l.*; and after the reduction in rent and repairs and so on, the net amount paid to the landlord was 129*l.* 14*s.*

41,199. That is a still greater reduction than in the larger estate?—It is. These examples could be multiplied *ad infinitum* if necessary.

(5) upon large farmers.

41,200. What is the effect of the depression upon the large farmers; are they losing their capital at all?—Undoubtedly the large farmers are losing their capital.

41,201. Are they reducing their domestic expenditure?—Yes.

41,202. Do they employ less labour?—Yes.

41,203. Are there any instances of arable land going down to grass?—A good deal of arable land in our county and the adjoining district, or bordering on the county—that is parts of Cambridgeshire.

41,204. Is that land what I might call tumble-down or being properly laid down, or some of both?—Some of both; I should think perhaps it is half-and-half; a great deal is being laid down properly, and a great deal is tumbling down.

41,205. But with the view of saving expenditure and labour?—Inability to cultivate it at a profit is the reason it has got into that state.

(6) upon small farmers.

41,206. As regards the small farmers, are they any better off than the large farmers?—They are no better off than the large farmers, unless they have some other source of income, either as tradesmen or something of that description; or else have ceased to occupy arable land. The small grass farmers, who depend on milk

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and not on corn growing, have been able to hold their own considerably better than those who have had anything to do with trying to grow corn.

41,207. You do not think the small farmer who occupies arable land, unless he has had other occupations, has been able to weather the storm better than the large one?—He is as bad off as anybody else.

(7) upon labourers.

41,208. What has been the effect on the agricultural labourer?—The general effect on the agricultural labourer must be taken in its effect on two classes. On all farms there is always a certain amount of the better class of labourers who have been in constant employment——

41,209. Such as shepherds and stockmen?—Shepherds, stockmen, the foreman and the horsekeeper. They have not suffered at all in villages; they are always in constant employ and are being constantly sought after; but the general labourer, not being one of the above, finds himself for many weeks in the year out of employ, and drifts away into towns and other various occupations.

41,210. The younger men, you mean?—The younger men do, and the casual labourer does. That leaves the residuum, which are at times very often pinched for even almost the bare necessaries of life.

41,211. Those who have got constant employment, I suppose, live better than they used to do?—They do, because they get more wages. When you say, "used to do," of course you refer back for some years; and the purchasing power of those wages is considerably better.

41,212. Then they get their school fees for nothing?—They also get school fees.

Wages.

41,213. What are your general wages at this present moment?—The general rate of wages, I think, I might say is 10*s.*, but my own wages have never been below 11*s.* on my own farm.

41,214. Never less than 11*s.*?—I have personally paid 11*s.* on my farm, which I cultivate for myself, but I am paying on another large estate, where I have 1,200 acres in hand at this present moment, 10*s.* I think you might say that the general run of wages at this moment for the ordinary labourer is 10*s.* That is not the average rate of wages for the year; I am speaking of the present rate of wages for the ordinary agricultural labourer.

41,215. Is that higher or lower than it was, say, 10 years ago?—I should say that is lower than it was 10 years ago. I could tell you absolutely if required.

41,216. If you have got it there we should like to have it. What should you think was the highest—13*s.* 10 years ago?—I took out the schedule of wages for my own farm, which is a fairly representative one, and it ranges from 14*s.* down to 11*s.* I was paying once, just about 10 or 12 years ago, 14*s.*, which gradually reduced itself to 13*s.*, to 12*s.*, and now to 11*s.*

41,217. Although they only earn 11*s.* now, do you consider the labourer is better off than he was when wages were higher, because he can buy everything much cheaper?—Certainly; the 14*s.* was in 1887, the 13*s.* in 1879, the 12*s.* in 1880, and from then it has been 11*s.*

Land out of cultivation.

41,218. You told us just now that a considerable quantity of land had been laid down to pasture, and some had tumbled down; is there any land actually gone out of cultivation?—I do not know of any land which does not bring in some returns, but it is not a return from cultivation. For instance, there is rough herbage upon it. There are hundreds and thousands of acres which have ceased to be cultivated, if you take the term "cultivation" to mean what it is supposed to mean. But the land makes some return to the landlord, because it lets for a small sum for grazing purposes.

41,219. (*Mr. Channing.*) Occasionally or by the year?—Generally it is let by auction for a year. I am speaking of the larger farms. I let by auction myself every year from 1,000 to 2,000 acres of land, which has gone out of cultivation, because it was not able to be let in the ordinary way.

41,220. (*Mr. Little.*) But it has not been designedly laid down; it has simply tumbled down?—It has simply tumbled down.

41,221. And it makes something; it is not derelict?—It is not derelict, because it brings a return.

41,222. (*Sir Nigel Kingscote.*) What is the return that it brings in?—In two instances I make more than I should be able to let it for to a tenant at the present moment for cultivation.

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41,223. How is that?—Because, taken in comparison with the rents in the neighbourhood, the expenses of the auction and of the shepherd, and of the rates, do not come up to anything like the amount of the reductions and the repairs which a tenant would require.

41,224. Do you put it up to auction?—Yes, every year, and have done for 10 or 12 years.

41,225. What price per acre do you obtain for it?—In one instance I get an average of 1*l.* an acre. The price varies from 60*s.* to 2*s.* 6*d.* on the same farm.

41,226. (*Mr. Little.*) Then that would include some grass land, would it not?—Yes, the old grass, which was old pasture previously—the good old pasture—runs up occasionally to 60*s.*; and the strong clay which has laid itself down and tumbled down, is absolutely or simply a sheep run, goes as low as 2*s.* 6*d.*

Deterioration in cultivation.

41,227. (*Sir Nigel Kingscote.*) As regards what does remain arable, is there any deterioration in the quality of the cultivation?—Yes, undoubtedly. I estimate that the deterioration—and, of course, it is only an estimate—in the quality of the cultivation in our country and in our neighbourhood is at least 25 per cent.

41,228. You think it has decreased that much?—I think it has.

41,229. I suppose that has been brought about in two ways, namely, because the tenants are not able to spend so much in cakes and feeding stuffs, and because they are also not able to spend so much in manures?—Quite so; and generally because they have not the money to carry on a better class of cultivation.

Changes of tenancy.

41,230. Are the farms changing more frequently than they used to do?—Up to the last year I may say there were very frequent changes; but, apparently, there is a slight stoppage in it now.

Changes in system of farming.

41,231. Has there been much change in the system of farming as regards wheat; is that the main crop now?—Wheat was the main crop until this last year; this last year the system has changed considerably, and a great many farmers have very much reduced their wheat area.

41,232. What do they put in its place?—They are waiting to put in barley or oats.

41,233. (*Mr. Little.*) You mean for this seeding; you do not mean the harvest of 1894?—I mean that last autumn, instead of sowing their normal breadth of wheat, a great many of them, and I myself am an example, for I only sowed a third, and that purely for the sake of the straw, have sown very much less.

41,234. (*Sir Nigel Kingscote.*) Do you wish to substitute for wheat other grain crops?—I wish to substitute, indeed I must, other grain crops in place of wheat.

41,235. Is your system of farming altering, so as to enable you to keep more or less stock on the land?—There is considerably less stock now than there used to be.

41,236. Less stock, do you say?—Yes, because there is not the capital to do it, to start with.

41,237. (*Mr. Channing.*) Would things then be made considerably worse if more land is being laid down permanently or temporarily?—It would be worse for the nation if you put it so.

41,238. And worse for the men too?—Yes.

41,239. (*Sir Nigel Kingscote.*) Taking it altogether the system of farming has deteriorated instead of being kept up to what it used to be?—Undoubtedly.

Management of estates.

41,240. As regards the management of estates, is there much alteration?—There is a great deal of alteration in the class of men who used to be estate agents and who are estate agents now.

41,241. What sort of difference?—Twenty-five years ago all our land agents were solicitors, who simply said to a man, "There is the farm, and that is the rent; if "you do not like to have it, somebody else will." They have nearly all gone out. Times have beaten that class of men.

41,242. Who have taken their places—more practical men?—Their places are taken by practical men, who are able to farm the land for the landlord when he gets it in hand.

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41,243. The fact is that on many large estates formerly the agent was very often a solicitor?—Almost invariably the agent for an estate was a solicitor.

41,244. That sort of man is not much in vogue now, and he must have a practical man who can actually farm the land?—I may say that I should not have been anything but a tenant farmer if it had not been for this very same cause.

41,245. I suppose that an agent now must be capable, as regards repairs, improvements, and drainage, and everything else connected with farming?—Quite so.

41,246. He must know how to carry it all on?—He must. He must be a practical surveyor and a practical farmer at the same time.

41,247. So that he may save what he can for his landlord, and do the best towards the tenant?—Yes, and not spend any more money than he can possibly help.

Rural depopulation.

41,248. Has there been any depopulation in the agricultural villages in your part of the world?—Yes, in the purely agricultural parishes. If you take out, which I have taken the trouble to do, the 40 parishes which are purely agricultural you will find there has been a reduction in population from 14,196 in 1871 to 10,542 in 1894, and that has since decreased proportionately in the last two or three years.

41,249. More have gone?—More have gone.

41,250. These agricultural labourers having gone, and also less money being spent by the tenant farmers and by the landlords, are the inhabitants of the villages, small tradesmen, publicans, and others feeling the depreciation very much?—They are very sensibly; not only the village tradesmen, but the people in the towns dependent on the supply of money coming from agriculture are also in a much worse state than they were 15 or 20 years ago.

Fall in prices.

41,251. May I ask you what you put the cause of the depression down to chiefly?—The fall in prices undoubtedly is the cause. If we could make more money of the stuff which we grow we should be better able to pay our way, and could pay everybody more than we do now.

41,252. I suppose that you would say that the fall in the price of corn was the strongest ingredient which produces the fall in the value of land now?—The fall in the price of corn is the great factor in the depreciation which is at present existing.

41,253. Could you give us any example?—On the farm of which I am tenant, taking the three years 1877, 1878, and 1879, the average price of wheat was 2*l.* 7*s.* 7*s.*, and of barley 2*l.* 3*s.* 3*s.*; the average value of the corn crop realised for these three years was 1,428*l.* 6*s.* 5*d.*, and my average labour bill was 626*l.* Compare those three years with the three years 1892, 1893, and 1894, when the average price of wheat was *l.* 5*s.* 1*d.* and of barley 1*l.* 9*s.* 1*d.*, the average value of the corn crop realised being 866*l.*, and the labour bill being 496*l.*

Bad seasons.

41,254. (*Mr. Little.*) When you say the years 1877, 1878, and 1879, do you mean the harvests of 1877, 1878, and 1879?—Yes, I do.

41,255. Then that period included a very bad year?—That included one very bad year.

41,256. And one not very good year, 1878?—Personally, perhaps, on my farm, I think, that 1878 was not a bad year.

41,257. (*Sir Nigel Kingscote.*) I suppose 1879 was a very bad year?—1879 was a very bad year.

41,258. (*Mr. Dalton.*) The other three years, 1892, 1893, and 1894, were they good years or bad years?—As far as the quantity produced was concerned 1892, 1893, and 1894 would be fairly an average, equal to 1877, 1878, and 1879.

41,259. Would they not be any better?—They would not be any better.

41,260. (*Mr. Little.*) The difference would be in the price?—The difference of these two returns is in the price entirely.

41,261. (*Mr. Channing.*) 1893 would be a very bad year, would it not?—1893 was bad, and 1879 was bad.

41,262. Is this farm you are speaking of the farm that you rent?—Yes.

41,263. As I understand, you do not state the rent and the other outgoings besides?—They were all stated in a return I gave to Mr. Pringle. I can tell you the rent from memory.

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41,264. (*Mr. Little.*) But, of course, Mr. Pringle does not in his report give any names?—I did not know that the Commission would not have my previous report (which contained these figures) laid before them; so that the evidence might be taken together. Unfortunately the rent is so fixed on my memory that I cannot forget it; it is 573*l.* 10*s.* a year for 351 acres.

Reduced labour.

41,265. (*Mr. Dalton.*) Is the average labour bill which you have given us for these two periods of three years the labour bill for the corn only?—No, the labour bill extends to the whole farm. I drew out the average of the labour to show not only that I suffered myself, but that the labourer suffered also from the bad price of the corn, or rather that the money which was spent in the village and the neighbourhood was lessened owing to the bad price of the corn.

41,266. (*Sir Nigel Kingscote.*) You spent considerably less in the last three years than what you did in the former three years?—I did; these are the absolute figures taken from my books.

41,267. (*Mr. Channing.*) Is there any more grass on the farm now than there was then?—No, it is exactly what it was then.

Foreign competition.

41,268. (*Sir Nigel Kingscote.*) Then, of course, these prices are really the result of the importation of foreign food?—That is my idea, and that is my theory.

Labour.

41,269. As regards the supply of labour, does that fall short with you?—We are not short of labour, because we do not want so much as we did. If my farm had been cultivated in the same way it was 25 years ago I should be extremely short of labour.

41,270. Is the quality of labour as good as it used to be?—The quality has deteriorated considerably. Beyond the best men, who are, perhaps, one-third of your labour supply, the remainder are either incompetent or unable to work.

41,271. In fact, whether it is the increased education, or whatever it is, whether it is the facilities for travelling, for instance, the younger and better class of men go off into the towns, and do not stay to learn the agricultural work as they used to do?—Yes, that is so. Increased education enables the better class of young men to obtain work in towns as carmen, porters, policemen, and so on; and they leave behind them the inferior young and the worn-out old.

Rates.

41,272. As regards rates and taxes, have they increased lately, or are they very much the same?—The increase in rates and taxes proportionately to the income is very great; the absolute volume of rates and taxes, as it was 10 or 15 years ago, does not vary very much.

41,273. (*Mr. Dalton.*) What is your union?—I live in St. Ives Union, and this farm that I am speaking of is in the Union of St. Ives.

41,274. Have you got the figures as to the rates in your union?—I am afraid I have not brought them with me. I have left the particulars behind; but, practically, it is what I have said, namely, that the amount is the same for the last 10 or 12 years.

Land tax.

41,275. What is it in the £?—The amount in the £ is, speaking from memory, 2*s.* 7*d.*

41,276. (*Sir Nigel Kingscote.*) Have you anything to say about the land tax?—Yes.

41,277. Do you look upon that as being oppressive upon the land, or not?—I think the land tax, as compared with the burden of taxation upon other property, is very unjust.

41,278. As I understand from your brief, you mean that when taxes on trade were abolished some years ago, the land tax remained?—The land tax remained. In 1842 the land tax was, I take it, permanently re-established on its present basis.

41,279. (*Mr. Little.*) In 1842? That was in 1798?—But it was re-adjusted in 1842; it was permanently established then at 4*s.* an acre.

41,280. No, excuse me, the quotas were fixed in 1700, and the quotas have been the same since 1798 for each parish?—I was taking 1842 and the land tax as it was at that time; whether it had been in existence absolutely on the same basis in 1798, did not enter into my mind. The land tax was permanently re-imposed, I think you will find, that is my information, and I am only speaking from history, in 1842. In 1842 there

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were co-existent in taxation several manufactured articles. These were gradually abolished and in 1861 they ceased to exist, and the compensating duty on corn ceased entirely in 1869. My point was this: that though taxes on trade were abolished, and the compensation through the corn duties taken away, the land tax still remained.

41,281. What you wish to urge is that other interests have been relieved of taxes?—And the land tax still remains.

41,282. (*Sir Nigel Kingscote.*) And we are told in your brief has become an hereditary burden?—That is the complaint we hear about it. I think I ought to say this, that all those taxes which were then in existence on trade, were also for the encouragement of agriculture. Take, for instance, candles, soap, starch, glass, bricks and tiles; a tax upon all of those operated as a protective duty on those articles, which, more or less, came from the land. There was also a tax upon imported butter.

Loss of capital.

41,283. Now we will go to another head. Do you suppose there has been a large loss of capital in farming operations by tenants and landlords of late years?—Undoubtedly there has been a considerable loss.

41,284. Do you think that is one of the contributory effects of the depression?—It is, certainly.

Deterioration in cultivation.

41,285. I suppose the deterioration in cultivation is also one of the effects of the depression?—That is one of the effects.

41,286. Not the cause of it?—No; there was not bad cultivation until the necessity arose for economy of money, because I suspect they then had not the money to spend.

Tenure.

41,287. Do you think the existing tenure has any share in the depression?—I do not think that it has the slightest effect upon the depression.

41,288. You do not hear of it as a cause of complaint amongst the farmers?—I hear no complaint as to whether the land is freehold, copyhold, or whatever tenure it is; in fact, as far as I can see, I am not aware that it makes any difference.

Agricultural Holdings Act.

41,289. As regards the Agricultural Holdings Act, does that come into operation in your part of the world?—Yes; it is not very general, but it is in operation, and it is repeatedly called into operation.

Compensation for artificial manures.

41,290. What is thought regarding it?—The general complaint made is that there is a notice required before they obtain any compensation for cake or artificial manures. The tenant farmers think that that ought to go without a notice, that there ought not to be a notice of that, and that the practice ought to be more or less analogous to the Lincolnshire customs, for instance. It is undoubtedly a source of many claims, not particularly large ones, but of small claims, being thrown on one side, rather than face the counter-claim, which the landlord occasionally brings, when a claim is made under the Act.

Notice of claim.

41,291. Have you any suggestion yourself to make as regards the Act, whether it would be better to have less notice or more notice, or simultaneous notices, or what?—I think it would be an excellent thing if cake, artificial manures, feeding stuffs, and claying, were subjects which you should not be required to give notice for. I only mention claying, because other matters which might be equal to that are not in vogue in our neighbourhood.

41,292. Do you think the landlord and the tenant ought to give in their claims on the same day?—No, I do not. I think if the Act were managed as I suggest, there would not be one claim in 50; all the other matters are mere bagatelles compared with these four subjects which I have suggested.

41,293. Then, as I understand, you think as regards notice that the agent might take the place of the landlord?—I think that the Act saying that notice shall be given to the landlord is very often the cause of considerable trouble. It is rather a moot point, I believe, whether "the landlord" there means the landlord personally or whether it means "the landlord or his agent." If it were clearly defined that they might give the notice to the agent, I think it would save considerable trouble; but it would come to the same thing in the end.

Official referees.

41,294. Would you like to see a referee or umpire, chosen by any particular parties, or by any particular tribunal, or what would you like to see in that respect?—I think all references under the Acts should be decided by men of a certain calibre and status; and to guarantee that, I think they ought to be selected from a district list approved of or holding certificates from the Board of Agriculture. I make this remark because I saw that one gentleman in giving evidence before this Commission recommended the appointment of one man approved of by the Board of Agriculture for each county. I must say that that would not work at all in our district. We are a very small county, and if you had one man only, you would give him the monopoly of all this work; also many occasions would arise when everybody has not the same confidence in one man which they would have if they had a list to select from. It would restrict itself to one man in a county; and as we have a small area, we more frequently than not have to go outside the county for a referee; not only for that reason, but also for another, namely, that he is farther away from the locality, and is more likely to be free from bias or prejudice.

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41,295. Then you would have a certain number?—I would have a certain number for all valuations which are carried out under the Act; I am not referring to other matters.

Law of distress.

41,296. Would you like to see any change in the law of distress?—As there is some question and some doubt as to whether in some cases a year and a half's rent can be claimed, I think it would be considerably better if one year only in all cases were all that the landlord could be able to claim, whether his rent was collected in advance or otherwise.

Restrictions.

41,297. As regards the restrictive clauses in agreements, would you like to see a more liberal interpretation of custom, would you like to see a general extinction of restrictions, or is the interpretation given to those clauses now too liberal in your estimation?—I think the landlord ought to be and must be protected in many instances by restrictive clauses.

41,298. Do you mean that the landlord might otherwise be at the mercy of an unscrupulous tenant?—If a landlord gave what I call an absolutely free hand, he would be giving the opportunity to some man to ruin him.

41,299. Therefore you think it would be only fair that there should be general restrictions?—I think it is an absolute necessity.

41,300. (*Mr. Little.*) You would not be in favour of giving by law to a tenant absolute freedom, subject to compensation to the landlord if he were injured?—Freedom of cultivation?

41,301. Yes?—Certainly not; I would not, under any circumstances.

41,302. Because the security for the compensation might not be forthcoming when the mischief was done?—The man would not be there. I mean it would be giving an opportunity for an unscrupulous tenant to sell off and ruin the whole of your farm, he himself at the same time being ruined, because, as a rule, when a man does that, he generally brings himself to the ground as well. You can get no compensation out of anybody then, for you have got nobody to fly to.

Railway rates.

41,303. (*Sir Nigel Kingscote.*) As regards railway rates; are they complained of by the growers of vegetables, roots, and other farming produce in your district?—No. Some people complain of the railway rates, but I have never heard of any serious complaint on that head. The plea generally is that they do not carry the stuff cheap enough for them; they want it carried cheaper than it is now.

41,304. You do not think that that is the cause of the depression in your part of the world?—It is not in any sense a cause of the depression.

Rates.

41,305. As regards remedies, have you any remedies to propose; I see from your brief that you make some suggestions as regards the incidence of taxation?—I think there are certain local burdens which would be much more fairly put upon the Imperial Exchequer. As showing the incidence of taxation, I have already handed in to the Secretary a statement of the absolute incidence of rates in one particular parish in my neighbourhood. (*See* Appendix A., XXIII.)

41,306. Do you think that a sensible reduction might be made by throwing the cost of many things, such as education, the non-resident poor, main roads, police, lunatics, registration of voters, sanitary matters, and the carrying out of the Local Government Act, 1894, directly upon the Imperial Exchequer?—I do.

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41,307. There has been a considerable help in that direction already, has there not?—There have been subsidies towards some of these objects, but, unfortunately, only a very small portion of the subsidy gets into the farmers' pockets. We are told, I believe, that out of every 5,000,000*l.* only 1,000,000*l.* goes to release the rates.

41,308. (*Mr. Dalton.*) No?—I took that to be Sir William Harcourt's express statement in the House of Commons.

41,309. I think the statement was that out of every 5,000,000*l.* in aid of the rates 1,000,000*l.* came in aid of agricultural lands?—That is what I say, 1,000,000*l.* out of 5,000,000*l.* gets into the farmers' pockets—the occupying owners' pockets.

41,310. The householders in towns, of course, take their share of it?—Exactly, leaving one-fifth only for the landed interest.

Technical instruction.

41,311. (*Sir Nigel Kingscote.*) Has much money been spent by the County Council on agricultural technical education in your county—on dairy farming, for instance?—Yes, in the county they have had their usual contributions from the excise duties, and they have devoted something like 2,300*l.*, I believe, to this subject.

41,312. In your estimation has it done good?—Not commensurate with the expense. I should not like to say it had done no good, but I should not like to say it has done as much good as the same amount spent in some other ways might have done.

Dairy farming.

41,313. Is dairy farming carried on much with you?—No, dairy farming is not very much of an industry in Huntingdonshire. There is one small district where there is a large open common attached to the township, which sends a good deal of milk away, but beyond that Huntingdon is not suitable for dairying.

Fruit culture.

41,314. I suppose there is very little fruit culture in Huntingdonshire?—Fruit culture is extending, but there is not much of it at present, comparatively speaking, in the county.

41,315. (*Mr. Little.*) That is not very successful, is it?—I do not think that one can say that because it has not been in operation long enough to test what profit there will be eventually upon it.

41,316. Not down at Colne and about there?—But that is not a recent fruit industry.

41,317. It has been growing there, has it not?—Yes, it is fully developed there; but I am speaking of the more recent attempts at cultivation.

Duty on barley and hops.

41,318. (*Sir Nigel Kingscote.*) Have you anything to say about the duty on barley and beer and hops?—My opinion is that the depression in agriculture might be, I do not say absolutely taken away, but relieved, if encouragement were given to the growth of British barley and hops, and if prices were raised by putting a duty upon all substances used in brewing beer, except British barley and hops.

41,319. Is that a pretty general opinion about you?—That is an opinion very strongly held by a great many people in the neighbourhood.

Reduced rental on the Pelly estate.

41,320. (*Mr. Little.*) In reference to the first estate that you spoke of, is there any land in hand, or is it all let?—That is all let at this present moment.

41,321. The figures that you have given us show a decrease of about 30 per cent. in the gross rental?—Yes.

41,322. And about 45 per cent. in the realised rental?—I think that is so. I have not worked them out, but I take that to be correct.

41,323. The realised rental is now considerably less than 10*s.* an acre, is it not?—Yes.

41,324. That is an estate, if I am right, where it was a great object to get on to some 30 years ago; it was then a very coveted occupation?—A relation of mine was offered 1,000*l.* for the goodwill of the offer of a farm, if it could have been transferred to another party 28 years ago.

41,325. It was such a coveted spot?—It was such a coveted spot that one gentleman said, "If you will let "me step into your place I will give you 1,000*l.*

Land out of cultivation.

41,326. I understood you that in some instances, where the land had fallen out of cultivation, or rather had ceased to be cultivated, it paid the landlord better to take what he could get from a casual tenant than to keep it tenanted and cultivated?—That is so to my knowledge in the case of two farms of 500 acres.

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41,327. If they had been let as farms, the average rental would not have been as good, and the expenses would have been greater?—The return to the landlord would not have been as much, if let for cultivation, as it is at the present time let for herbage only.

41,328. Under such circumstances there must be many cases where the landlord has no very great inducement to keep the land let?—There is an inducement to keep the land let if he could get a rent.

41,329. Yes, but the rent which he can get is not sufficient to give him a strong inducement to let it, if he can make as much by abandoning the worst portions of it?—That is so up to this present time, but I think it ought to be borne in mind that if the area is extended, the demand for herbage would be satisfied quicker, and then the price of the whole would go down.

41,330. But if the necessary result of the present prices were to be that a larger amount of land were to be thrown out of cultivation, then this depopulation that you have been speaking of must increase?—Clearly that is so.

41,331. The people could not continue to live, neither the labourers, nor the tradespeople, nor anyone else?—That would be so.

41,332. Is it your opinion that there is in the district of Huntingdonshire and the surrounding counties, a very considerable area of land which could not possibly be cultivated at the present price of corn?—I should say at least three-quarters of the county of Huntingdon is farmed at this present moment at an absolute loss.

Tithe.

41,333. I have not heard you mention tithe at all as entering into the question of rent; I think in Huntingdonshire there is very little tithe?—No, except on portions of the fen; there is tithe there. I have not made any mention of the tithe.

41,334. In the inland parishes, tithe was redeemed at the enclosure by setting out glebe farms, was it not?—It was; there was land in lieu of tithes.

Wages.

41,335. You gave us the wages of labourers, but you did not give us an estimate of the earnings, taking the whole year round; what would you say they earn, taking one week with another all the year through?—The first class 15*s.* and the second class 13*s.*

41,336. Among the first class would you put the horsekeepers?—Yes, I put the horsekeepers, foremen, and shepherds in the first class.

41,337. You are including now what they earn as extra wages in harvest, and spreading it over the whole year?—Exactly.

41,338. Would they get anything in addition, house rent, for instance?—I have taken the house rent into consideration.

Arbitration.

41,339. You recommend in your brief that matters of valuation and all disputes as to the construction or non-fulfilment of agreements, should come within the provisions of the Arbitration Act of 1889; will you explain how that procedure would differ from that under the Agricultural Holdings Act?—The Arbitration Act of 1889 says that "submission" shall mean where any two persons agree in writing to submit their differences to arbitration. Where there is no agreement in writing necessarily there is no submission. It often happens in practice that, where there is no agreement between the parties, the valuer for one party may be contumacious, and it may answer his purpose to delay the proceedings, and in that case there is nothing to force him except an action at law. If the provisions of the Arbitration Act were applied to all valuations, and it should be implied that in all cases, whether there was an agreement in writing or not, there should be submission, the machinery of the Arbitration Act would be brought into force to facilitate and expedite all valuations under the Act.

41,340. When you say "agreement in writing" do you mean an agreement in writing as to the terms of the holding, or an agreement in writing to go to arbitration?—I mean an agreement in writing of any sort or description. You cannot bring in the Arbitration Act unless there is submission; there is only submission where the parties agree in writing to submit; therefore, any other tenancy which is not held under an agreement in writing cannot be brought com-

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pulsorily under the provisions of the Arbitration Act. I would amend it in that respect.

41,341. But it can be brought under the Agricultural Holdings Act?—But all schemes are not under the Act. I am thinking of all valuations, whether under the Act or not. When the scheme is under the Act, practically there is not so much difference between the provisions and the course of procedure in the Arbitration Act.

41,342. Then do you mean in a case where there is no agreement in writing, any one of the parties should be able to set in force the Arbitration Act without the consent of the other party?—Certainly, as far as matters referring to agricultural valuations are concerned.

41,343. Where custom gives a man compensation for the ordinary incidents passing from one tenant to another, as crops, could you compel a valuation there, except by going to law?—I do not know any other means of doing it.

41,344. If the incoming tenant, or rather the landlord, refused to recognise the claim, the outgoing tenant might appoint his valuer who would be powerless?—Yes; there is no machinery to compel the incoming tenant to pay or the outgoing tenant to be paid, unless by action at law.

41,345. Or the landlord?—Or the landlord, as the case may be.

41,346. Not under the custom?—Not under the custom.

Compensation for artificial manures, claying, &c.

41,347. Under an agreement, of course, the thing would be provided for. Do you know whether it is the practice in your neighbourhood, you would know if it were, to substitute compensation for the Act?—Compensation is substituted a very great deal on the large estates, for the Act; and I have got an example of it.

41,348. Can you give us the definite form which it takes?—Shortly what the effect of it is?

41,349. Yes?—The effect of it is that most tenants get paid for a proportion of the cake in the last year; a proportion of the artificial manure on the roots used the last year; and for the claying.

41,350. Then the compensation is based upon the proper expenditure, and during a recent period, a defined period?—A period which has been defined by practice.

41,351. I mean in the substituted agreement it says, so much consumed in the last year, and so much consumed in the year before?—I beg your pardon; I thought you were referring to the substituted compensation when you said "definite period." The substituted compensation is carried out in practice by a certain number of years' compensation.

41,352. In the substituted agreement does it not define the period?—In the substituted agreement it defines the period, as a rule.

41,353. Where there is no substituted agreement the valuers by consent spread the cost over a certain number of years?—Quite so, and, generally speaking, that is uniform, but not in all cases. I mean the compensation is not always spread over the same number of years under the Act. The Act says you shall have compensation.

41,354. In arbitrations under the Act?—In arbitrations under the Act; I mean to say in the practice in carrying out the Act.

41,355. It does not limit the time?—No, it does not.

Notice of claim.

41,356. I understood you were of opinion that claying land, and the application of artificial manure, and the consumption of cake, in your opinion, should not require notice of claim?—That is so. I strongly think that a tenant ought to be entitled to that without any notice, that he should not set the Act in motion for that purpose.

41,357. The case of claying is particularly one where there could hardly be any dispute as to the fact of its having been done, or the manner in which it had been done?—No, that is not open to fraud in any shape or form.

41,358. Whatever necessity there may be for giving notice in the case concerning the use of artificial manure or cake, there can be none with regard to claying?—Certainly, there is no question about claying.

41,359. Would you say it was a great hardship where claying has been done, and no notice of claim has been made, that compensation has been refused?—Certainly it would be a great injustice.

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41,360. *Primâ facie*, supposing there were nothing to explain the circumstances?—Of course I mean in a *bonâ fide* case. If a man simply forgot to give notice of his claim, or somebody on his behalf forgot to give notice, I should say, although he might be deprived of his compensation on that account, it would be a very great hardship and a great injustice.

Official referees.

41,361. You say that any referee or umpire under the Act should be selected from a list holding certificates; would you confine individuals in the choice of the referee in the first instance to those?—Under the Act I would.

41,362. You think it is desirable?—I do, because it is the very first start, which rightly or wrongly makes the thing go satisfactorily.

Restrictions.

41,363. Then with regard to the restrictive clauses in leases, you said very distinctly that you were not in favour of the law giving a right to a tenant to crop and cultivate as he pleased; but would you justify the restrictions of antiquated leases with regard to cultivation and the sale of produce?—You must give me some more definite points. I could not answer that as an open question.

41,364. Would you say that under the altered circumstances of agriculture, it is necessary to give the tenant a freer hand than in former days?—A freer hand certainly.

41,365. A freer hand?—Undoubtedly.

41,366. Would you say that a tenant who cultivates his land and leaves it with good crops and with clean land, and with a fair proportion of the land in a fit state to grow the ordinary crops of the district has fulfilled his obligation?—He has fulfilled the obligations imposed upon him by his agreement.

41,367. He may have broken the letter; he may have taken an extra number of crops; he may not have grown the crops in the rotation prescribed; but do you think the existence of good crops, and the cleanliness of the land, should absolve him from a departure from the letter of the lease?—No, I do not.

41,368. You do not?—No; it would no doubt be an element in the umpire's mind, and a factor in the umpire's mind when he came to adjudge compensation, but I do not think I should like to say that I would over-ride all bargains that had been made.

41,369. I am not speaking of the operation of the law, but in practice?—I would not even limit it to practice.

41,370. (*Mr. Gilmour.*) Are leases common in your county?—Not very. The tenants are more anxious to get a smaller time to get out in than to keep in long.

41,371. Therefore that would point to the necessity, probably, of laying out a well-defined method of cultivation upon those farms for the sake of fertility?—Clearly, because they come into operation so much more often.

41,372. They are on yearly notice I suppose, most of them?—Nearly all on yearly notice; but there are a few leases, I have, unfortunately, one of them myself.

41,373. Is it the habit where farms are so situate as to be convenient to markets, railway stations, and so forth, that a tenant can sell off what he grows if he bring in an equivalent in regard to manures?—Those provisions are inserted in some agreements and in some leases, but it is not absolutely general.

41,374. As a practical man, do you think that tables such as those which have been prepared by Sir John Lawes and other well-known men, pointing out the proportion of the price of the stuff consumed on the farm to its manurial value, would be sufficient to entitle you to enter into an arrangement with a man to sell off as long as he has brought an equivalent back?—No, I am sorry to say I do not. Although I appreciate Sir John Lawes' tables as much as anybody I always have this in my mind, that the manurial value of any article which may be defined must only be defined by the resulting produce which it will bring if applied to the land. The manurial value of a ton of cake when wheat was at 50*s.* must have been considerably more than it is at the present time, when wheat is at 20*s.* Therefore it is a very hard thing to say what manurial value is when the result of the manurial value is fluctuating every day.

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Compensation for consumption of home-grown corn.

41,375. In your brief I see you notice a complaint about corn grown on the holding not being compensated for; have you thought out the most practical way of enabling such a scheme to be carried out, and for things to be properly vouched for, on the generality of farms?—I have given considerable thought to it, and I cannot find any scheme which is not more objectionable in my mind than the present system which is laid down in the Act, under which the tenant purchases all his corn. I think there would be more inconvenience and more trouble and more expense to a tenant in verifying and vouching (if he possibly could do it) for all the corn which he uses of his own growth, than it would to send that corn to the mill and buy some of somebody else. I am speaking of my own district, where mills and railways and so on are not very far off.

41,376. But practically speaking, could it not be done where you have an agent resident on the property who looks after such matters, if the tenant informed him that he had threshed so many quarters, and he intended to consume so many quarters of that? Would that not be held sufficient?—No; it would not be sufficient to me, because as a matter of proof, I should want to be there to see that heap, and to see that all that heap was used for the stock as he said it was. Otherwise there would be an inducement for it to be frittered away for other purposes. It would be no evidence to me for a man to say "I have 50 quarters of wheat here "which I intend to use for my cattle." I should know he had it originally and intended so to use it, but I could not know that he did use it.

41,377. If he kept properly authenticated barn books, would that not be sufficient?—I should want to know the number of cattle he started with, and the number that he kept week by week, the man who fed them, and how much he gave them, and to total it up and see how much it came to. Then with the evidence on oath of the man who fed the cattle, and of the farmer, and all the rest of it, I perhaps might be satisfied. But I have had considerable difficulty in getting satisfied in a great many instances as to the consumption of home-grown corn.

41,378. The fact is that your idea is that practical difficulties are against the carrying out of such a scheme?—I cannot see any way in which it could be carried out without considerable difficulty. I am not speaking against the principle that a man should be compensated for it, if it can be carried out without injury to the man who has to pay the money.

Labourers.

41,379. What is the length of your engagement with your workpeople?—My labourers are all weekly servants.

41,380. A week's notice on either side?—As a matter of fact, there is hardly a written agreement in the county of Huntingdon, or, at any rate, very few, not 1 in 50, between a labourer and his master.

Labourers' cottages.

41,381. Are cottages supplied on the farms?—Not the whole number of them, but a fair number. There are a good many villages where there is a cluster of cottages in the village which do not belong to a particular farm; but many of the farms have a fair number of cottages.

41,382. On these farms where the horsemen, or ploughmen, or whatever you call them, sit on a weekly engagement, do the men also have a house on a weekly notice?—Yes; they have a house on a weekly notice, and they are weekly servants.

Estates vacant.

41,383. Now, are there many estates in the county which have come into the market of late years, since the bad times came on?—Not a great many; there would be more, if there were any possible chance of selling them.

Letting of farms.

41,384. Speaking about the changing of tenants, how do you proceed to endeavour to get another tenant when a farm is out of lease?—I do the best I can to obtain a local man if I possibly can, and I meet him in the rent, and frequently in the conditions in the covenants. To secure a good man, I would make considerable sacrifices in regard to a principle in the covenants which I had not hitherto done, and I would also meet him considerably in the rent. If I cannot get a tenant on those terms, I farm the land for the landlord.

41,385. Do you advertise these farms as being to let?—Yes, all over the country; in the "North British Advertiser," "The Midland Counties Herald," and in our local papers.

41,386. Is that the usual practice?—That is the usual practice with me, and, in fact, it is with all land agents.

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Small holdings.

41,387. I see you say in your brief that the small farmers live a hand-to-mouth existence?—Yes, that is so.

41,388. Is there any demand for small holdings in your county?—There is where there is a good proportion of grass upon the holding. If you define a small holding as something from 50 to 80 acres there is a demand of a description of small holdings. There is a much better demand for small holdings than for large holdings; in fact, there is not a demand at all for the larger farms.

41,389. Is that quantity of land sufficient to enable a man to work on to advantage and bring up a family upon?—It all depends on the man. One man will make a living and do well on a small farm, where another one with great deal better advantages would be in the workhouse in two years.

Light railways.

41,390. Is there any cry in your part of the country for light railways?—No. The subject was not thought of until quite recently except in certain districts in the fen, where there was an attempt made to make a tramway as a feeder for the Great Eastern Railway, but it fell through from some cause or another; I never heard absolutely the reason. That was the only case in the county where I heard of any suggestion for a railway which is not a permanent railway in the same way that the ordinary tracks are.

41,391. Is the country round there pretty well served then?—I think our county is fairly served by railways.

Rates.

41,392. (*Mr. Dalton.*) I think you have not got the figures of the rates for the farm you have been speaking of as being in your occupation?—I am afraid I have not.

41,393. Could you furnish them to the Commission for a series of years?—Yes. (*The witness subsequently supplied the following figures.*)

WYTON MANOR FARM.

Particulars of Rates paid.

Year ending.	Amount per £.		Amount paid.
	Houghton.	Wyton.	
	s. d.	*s. d.*	£ *s. d.*
Michaelmas, 1887	2 0	2 2	54 8 7
„ 1888	2 0	2 10	67 16 0
„ 1889	3 0	3 4	84 5 3
„ 1890	2 6	2 0	60 7 11
„ 1891	2 6	2 6	66 12 2
„ 1892	2 6	2 9	71 19 4
„ 1893	2 4	2 6	60 16 11
„ 1894	2 7	2 6	55 7 11
			£521 14 1
	Average Annual Amount		£65 4 3

41,394. Are you sure the rate in the 1*l.* has not gone down in your parish?—Yes.

41,395. So far as one can judge from the returns the rates appear to be lower now in your neighbourhood than they have been?—They would have gone down considerably, and they have gone down in all cases where the Education Act has not come into operation to raise them; where that has come in they have then slightly gone up.

41,396. Then you have got a school board in your parish?—Yes.

41,397. What is the school board rate?—The school board rate in our parish varies from 5*d.* to 6*d.*

41,398. That is what has sent the rates up, and if it had not been for that they would have gone down, I suppose?—If it had not been for that they would have gone down.

41,399. You have put in a statement with respect to the Imperial and local taxation paid by farmers and four gentlemen in a parish in your county; are the figures, to your knowledge, correct, or have they been furnished to you. (*See* Appendix A., XXIII.)?—I saw the tax papers, and I saw the rate-book, and I saw it signed by the auditor where it had been audited; so far the figures are absolutely within my knowledge.

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41,400. On the side of the farmers, I see, you have entered the land tax?—Excuse me, it should have stated that they were assumed to be occupying owners.

Land tax.

41,401. Are they occupying owners?—No, they are assumed occupying owners. At this present time they are, none of them, absolutely occupying owners; they are all tenants.

41,402. If they are actually tenants, they are not paying the land tax; it is the owner who is paying it?—It is the owner who is paying the land tax.

41,403. To that extent you have varied the real facts—I am only saying that the owner is paying the land tax?—The owner pays the land tax.

41,404. Therefore the amounts which the occupiers are actually paying do not include the land tax?—No.

41,405. Which forms one of the heaviest items here; in the first case, 19*l.* 13*s.* 5*d.* out of a rateable value of 145*l.* 11*s.* 6*d.*?—Yes, that is so.

Income tax.

41,406. Then you also enter against the farmers income tax A and B; as a matter of fact, I suppose a man who who is occupying a farm at 145*l.* pays no income tax?—He does not.

Rates.

41,407. Then these particular occupiers really pay no Imperial taxation at all?—The farmer *per se*?

41,408. *Per se* in that parish?—He neither pays A nor B, nor the land tax, unless he has some other source of income raising his income over 500*l.* a year.

41,409. In these cases have they any other source of income?—I am not prepared to say. The gentleman whose name I have got down here is a horse dealer; I cannot say what his gains are.

41,410. At any rate, the amounts that are put down here as being paid to the Imperial revenue are not actually paid by them, but would be paid by them if they were the owners?—Exactly; they are assumed occupying owners.

41,411. On the other side you begin with a retired colonist?—Yes.

41,412. And you take his income, you say, at 500*l.* a year?—I have taken his income assumably at 500*l.* a year. He is a gentleman who has made his fortune in the colonies, and he has retired and come to live in that place. I do not know whether that is a correct description of him.

41,413. Do you know what his property consists of, on which he gets this 500*l.* a year?—Of my own knowledge I do not.

41,414. You have assumed in this statement that he pays no rates on that property; but supposing, we will take for example, that his property was railway property, I find that the average rates paid on the net income of railways amounts to between 7 and 8 per cent.; and therefore, assuming for the moment that this 500*l.* was derived from railways, he would be paying between 30*l.* and 40*l.* a year in rates there. On the other hand, if he was the owner of land, I presume you would admit that a certain proportion of the rates fall upon the owner?—The rates fall upon the owner, yes; but, as a matter of fact, I believe this gentleman derived his income from diamond mines.

41,415. But you are not clear as to that; you are not clear that he does not pay rates on some portion of his property?—No, I would not like to say what I do not know of my own knowledge.

41,416. Then the banker you put as paying rates on 140*l.* a year; is that on his residence or on his bank as well?—No, that is on his residence.

41,417. But he would pay rates on his bank as well?—He pays rates on his bank in another parish.

41,418. It is hardly fair to assume he is not paying more rates than appear in this statement?—That he does not pay more rates than that.

41,419. Yes?—No, I should not like to say that he did not.

41,420. You propose that the cost of education, main roads, police, lunatics, and sanitary matters, should be paid directly out of the Imperial Exchequer, I think?—Yes, I do.

41,421. You are aware that the cost of education to a very considerable extent is now borne by the Imperial Exchequer?—I am, but I am also aware that, speaking as a ratepayer, in one particular parish my contribution is considerably more than it was before the Education Act came into force, or before board schools.

41,422. Do you know what proportion of the education in your parish is paid out of the Imperial taxes now; can you say if half is? In a good many parishes more than half would be paid?—Our fee grants, if you take them.

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41,423. You have a fee grant?—We have a fee grant.

41,424. You have also the ordinary education grant?—Yes.

41,425. And do those two together come to one half the expenditure on education in your parish?—I do not think they do, but they leave 6*d.* in the £ for me to pay, or for the ratepayers to pay.

41,426. You propose to put the whole of it on the Imperial Exchequer?—I should put the whole of that on the Imperial Exchequer; that is my idea of justice.

41,427. Would you have the local administration in your parish?—I would leave the administration to the authorities. I think they are quite capable.

41,428. Would they have the same incentive to economy that they have at present?—No, I do not suggest that they would.

41,429. Then as regards main roads, have you not already in your locality a sufficient amount of Imperial revenue paid over to the County Council to defray the greater part at any rate of the cost of those main roads?—No, there is a margin of a considerable mileage in the county which the main roads have to come upon the rates for.

41,430. (*Mr. Gilmour.*) Might I ask what your county rate is?—The highway rate in this particular parish where our discussion was about was 1*s.*

41,431. (*Chairman.*) In the £?—Yes, and the county rate was 4*d.*, and out of that 4*d.* there was some portion of it used up for main roads.

41,432. (*Mr. Dalton.*) Do you feel sure of that?—Certainly. I can give you the county statement which, I think, will prove it at once.

41,433. I am only asking you?—The subventions for main roads are not equal to the cost of the main roads.

41,434. And for the police and the lunatics, you are aware, you get a considerable amount from the Imperial Exchequer?—Yes.

41,435. How do you think that the rural district would gain if you made sanitary expenses a charge on the Imperial Exchequer? Sanitary expenses are comparatively small in rural districts, are they not, and very heavy in urban districts?—Yes, and they are only a ½*d.* in the £.

41,436. And in many urban districts they are 3*s.* or 4*s.* in the £?—Yes.

41,437. If you made them an Imperial charge, both in urban and in rural districts, I should think the rural districts would lose by it, because you would have to subscribe to Imperial taxation in some form or other to meet it and the urban rates every year?—Quite so. If the charges for special matters are levied what I should consider justly it would not be a question of the effect, it would be a question of the principle. If I have to pay more because the people of this country would be made healthy I am willing to pay more, but I think I am paying more than my share.

41,438. It is a ½*d.* in the £ in your parish, I think?—It is a ½*d.* in the £. It is infinitesimal, but the principle is the same on a ½*d.* if the principle is right, as it would be on a 1*s.*

41,439. What I was trying to get at is, seeing that it is a ½*d.* in your rural parish and 3*s.* or 4*s.* in an urban parish, if you say that it ought to be paid out of the Imperial revenue, whether the rural parish will not lose by it?—I have not worked that out; in fact I am not in a position to work it out, I could not, because I do not know what contributes to each one.

41,440. (*Mr. Little.*) Mr. Dalton put the case of the Education rate, and of the contribution from the Imperial Exchequer to the cost of education, but you contribute to that in addition to the 6*d.* rate that you pay; whatever the State pays towards the cost of education in your parish, you contribute to?—I contribute to that, in addition to the 6*d.* I pay as a ratepayer.

41,441. (*Mr. Dalton.*) Clearly; but your proposal being to throw all these expenses on the Imperial Exchequer, if that proposal was accepted, additional

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Imperial taxes would be raised, and you would have to pay your share of them?—Quite so. I pay my share now, and the local share as well; that is my contention.

41,442. In your brief you say that a sensible reduction might be made by throwing these expenses on the Imperial Exchequer; but that would depend upon how much you have paid hitherto to the Imperial Exchequer for these purposes?—Yes; but in the four instances I have brought forward I am not taking my own case personally, nor my own parish.

41,443. (*Sir Nigel Kingscote.*) It comes to this, that you think they are higher taxed than their neighbours?—Yes.

41,444. (*Mr. Dalton.*) Than their neighbours would be if they were owners, because these gentlemen, I understand, are not occupying owners, and therefore do not pay the greater part of the taxation which is set down against them?—They do, if you take it that they are assumed occupying owners. That land which is cultivated through tenants does pay exactly the proportion I say. "The charges on *land* as compared with other investments," I believe are the words used in my brief.

41,445. (*Captain Owen Thomas.*) Is there any difficulty in letting farms when they become vacant?—Yes, great difficulty.

Reductions of rent.

41,446. Are they let for a reduced rent?—A reduced rent from when?

41,447. Are they let to the incoming tenant at a reduced rent?—That would depend on when the last reduction had taken place. For instance, I am occupying a farm to-day, and it is 18 years since the lease expired there; if my farm were to be let to-morrow, or if farms of a similar nature under similar circumstances were to be let, they would have to be let at 40 per cent. less than their rent to-day.

41,448. (*Mr. Gilmour.*) How much per cent.?—40 at least.

41,449. (*Captain Owen Thomas.*) Why do these tenants leave? Do they take farms anywhere else?—Sometimes they leave because the landlord will not reduce the rent to the point to which they think he ought to reduce it, and sometimes they leave because their money is reduced to a point when they cannot go on any further; and then they leave for other and natural causes, death, and so on.

41,450. I suppose you would agree with me that the majority of these tenants leave because they cannot get a reduction of rent?—No, I would not say that. I am taking the agricultural sales as my guide. The majority of sales are the result of the want of success of the tenant, and not of his leaving, because he could not get a reduction of rent. He left because he was done up, and he could not get any farther. That is the reason he left.

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41,451. In all those cases, would you say that the landlord has done his part fairly?—I do not think there is very much to complain of in the part the landlords have taken in the county of Huntingdon. I think the case which I gave at the beginning is a typical one. The figures I gave show that the landlord does not get half what he got before; and even that does not represent his income, because out of that he pays a rentcharge of 200*l.* a year, which I did not mention, for improvements on the property of which the tenants gets the whole benefit.

41,452. On the estates you manage, are the tenants fairly satisfied with the rents they are paying now?—No, they are not; but they are satisfied with the landlord. They are not satisfied that the land is worth any rent at all.

41,453. Yet they are paying it?—They are paying it hoping things will be better.

41,454. Are they able to make it out of the land?—They continue to fulfil their obligations up to the present. Occasionally one drops out and somebody else comes in at a less rent, and money is spent by the landlord to put him there.

41,455. (*Sir Nigel Kingscote.*) Have the landlords in your neighbourhood, as far as your knowledge goes, endeavoured to meet the tenants by a reduction of rent?—Certainly; I think that must be acknowledged by everybody who knows the circumstances of the county.

41,456. But it has now got to that pitch that neither the landlord nor the tenant can live on it?—They cannot. The tenant says, "I cannot come to you and say "I will not pay any rent; I know you must have some "rent; but I do not know where it is to come from." So he pays something.

41,457. Unfortunately you have not been able to point out any remedy for this state of things?—I am afraid I cannot.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Seventy-eighth Day.

Thursday, 28th February 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
The Right Hon. HENRY CHAPLIN, M.P.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*

R. F. CRAWFORD, Esq., ALAN MACKINNON, Esq., *Assistant Secretaries.*

Mr. J. C. Reynolds. 28 Feb. 1895.

Mr. JOSEPH CRESCENS REYNOLDS called and examined.

Mr. J. C. Reynolds. 28 Feb. 1895.

41,458. (*Chairman.*) I believe you are an owner of land and a tenant farmer at Paxford Camden in Gloucestershire?—I am.

Particulars of witness's farms.

41,459. Is your district on the borders of Gloucestershire and Worcestershire at the northern end of the Cotswold Hills?—Yes.

41,460. Is the prevailing industry there sheep farming?—On the Cotswold? Yes.

41,461. Is the land not suitable for dairying or market gardening?—A good deal of the land on the Cotswolds is not suitable for dairying or market gardening. Dairying may do in some favoured districts in the valleys.

41,462. How much land do you own?—I own 164 acres.

41,463. How much do you rent?—I rent 47 acres only.

41,464. You farm the whole of your land, I suppose?—Yes, I farm my own land.

41,465. Is your own farm a sheep farm?—No, it is not a sheep farm; I go in for dairying and corn.

41,466. Is there much less corn grown there than formerly?—Yes, considerably less, and I should say that that remark applies very largely on the Cotswold Hills. My own farm is not on the Cotswold Hills; it is just on the border of the Cotswolds.

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41,467. On the lower ground, I suppose?—Yes, on the lower land.

41,468. Is it good land?—Yes, with a clay subsoil; it is a little bit too strong, but it is very useful land.

Reduction of rents.

41,469. Has the rent been reduced of late years?—In my own case my rent has been reduced very fairly, and I have nothing to complain of at all. I rent under the Ecclesiastical Commissioners.

41,470. What per-centage has been the reduction?—It has been reduced considerably beyond the average reduction in the district as I shall show by-and-bye.

41,471. What has been the average reduction in rents in the neighbourhood?—Inquiries were made by the Worcestershire Chamber of Agriculture, and they came to the conclusion that the average reduction was 17½ per cent. Similar inquiries were set on foot by the North Cotswold Farmers' Association, a copy of whose report I have here. They came to the conclusion that the reduction in rents was considerably larger than that. They give instances in which there is a reduction of 50 or 60 per cent., but they say that good clays and loams on the slopes of the Cotswolds are reduced 33 per cent. My impression is that that includes temporary reductions. I say about 20 per cent. in my brief, but I should add that that does not include temporary reductions returned on rent day in consideration of bad seasons.

41,472. Are you now speaking of the land on the Cotswolds or of the land at the foot of the Cotswolds and towards Worcestershire, round about Evesham and Pershore?—You have to draw a distinction between the gardening districts and the strictly farming districts. When you get into the gardening districts I should say decidedly that the reduction of rent has not been so great, and in many of those districts there has not been any reduction at all.

41,473. When you speak of the gardening districts, I suppose you mean round Pershore and Evesham?—Yes.

41,474. What should you say the average reduction has been there?—In regard to the market gardeners, I am not prepared to say that there has been any reduction: the reduction has been small, if any, I should say.

41,475. Leaving that we come to the strictly farming and—still at the foot of the Cotswolds—in the better land, I suppose?—Yes.

41,476. What has been the average reduction there?—I should say 20 per cent.

41,477. But with further abatements in bad seasons?—Yes.

41,478. Then coming to the Cotswold Hills and the poorer land there, what has been the reduction in those cases?—I should say there, that the North Cotswolds Farmers' Association will be a very fair guide; they say there has been a reduction of from 30 per cent. to 50 per cent.

41,479. Has what you call the garden land been gradually extending?—Yes, it has decidedly.

Acreage of land under market gardens.

41,480. Can you give us any idea of the acreage of land under cultivation in that district?—I have not looked up the acreage; but I can give you an instance of one particular village, that is the village of Badsey, near to Evesham, which some years ago began to develop that industry, and now the whole of the land in the village is in the hands of the market gardeners.

41,481. Do you say the whole of the land in the parish?—Yes. Within my remembrance there was no gardening done there at all, or very little.

41,482. (*Mr. Chaplin.*) What is the acreage of the parish of Badsey?—I have not the exact acreage with me; I should think it would very likely be 800 or 900 acres, perhaps 1,000.

41,483. (*Mr. Everett.*) Is it land essentially different from the bulk of the land; does this gardening go on only in the favoured spots of the land?—I do not know that it is the land so much as the situation, the warmer and the more sheltered aspect, so that they can get the stuff a little bit earlier than we can.

41,484. (*Chairman.*) Is there a very considerable extent of land around Pershore and Evesham which is cultivated in this way?—Yes, decidedly there is; it is a large industry.

41,485. I want to get an idea whether it is 50,000 acres or 20,000 or 10,000; which is cultivated in this way; within limits can you tell us what is the extent?—There are a great many farmers who do a bit of it on their farms, who grow green peas and a few vegetables, and so on. That is rather a different business from that of those men who do gardening and nothing else—men who, perhaps, have 10 or 20 acres and who deal with it all on the intense system.

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41,486. There are a considerable number of small people who devote themselves wholly to this garden cultivation, as I understand it, with holdings of from 10 to 20 acres, or more I suppose?—Yes, there are.

41,487. A considerable number?—A great many.

41,488. And there are others—farmers—who devote a portion of their land to this intense cultivation, farming the remainder in the ordinary way?—That is so.

41,489. Has there been a considerable increase of what I may call intense cultivation on the part of farmers?—There has been an increase, decidedly, in recent years.

Profitableness of market gardens.

41,490. Has that business been on the whole a paying one?—I should say that it has paid better than the ordinary farming business where the locality is favourable.

41,491. Would you consider that the increase of land devoted to that purpose is an indication that on the whole it pays?—I should.

41,492. Is there a demand for these market gardens?—Yes; they are always let in favourable localities. It is a matter very much of climate, and, to some extent, of soil; but of course chiefly of climate and situation.

41,493. Do the men often cultivate their own land?—Not in many cases.

41,494. Are they generally tenants?—They are generally tenants.

Tenant right of market gardens.

41,495. Do they hold from year to year, or do they have leases?—They have a system which has become almost universal in the Evesham district. It is a system of tenant right, I should say, but it is not legalised.

41,496. It is a customary form of tenant right then?—As you are aware, no doubt, it is a customary form of tenant right, and efforts are being made to legalise the existing system.

41,497. What is the system?—It is something like allowing a man to sell his interest in his holding and to introduce a new tenant.

41,498. Do you know what is meant by the custom of Ulster?—Roughly speaking, I do.

41,499. Is it at all analogous to that: is it based only upon the additional value which has been given to the land by the tenant, or is it something more; does it recognise a kind of right of occupancy?—I should say that the custom does recognise a right of occupancy, and also, of course, the additional value given by the tenant to the land.

41,500. Can you give illustrations of what has been given by an incoming tenant to an outgoing tenant under it?—I do not know whether I can give an illustration with names, but I believe that as much as 200*l.* or 300*l.* an acre has been given.

41,501. (*Mr. Chaplin.*) 200*l.* or 300*l.*?—I have heard so, I do not give that as authoritative, but I know that very large sums have been given for tenant right there.

41,502. That is building land price?—That would be for the very best of the land in the best districts of Evesham.

41,503. (*Mr. Everett.*) And would include all the bushes and trees and such things, I suppose?—Of course it would include everything.

41,504. (*Chairman.*) With what kind of rent?—The rent is high, but I must frankly say that this question is a question of market gardening, and I was rather prepared to deal with the farming and agricultural question, or I should have gone more into details.

Rent of market gardens.

41,505. Still, as you appear to know something about it, one is rather glad to take the opportunity of hearing something about it from you. What should you say is the average rent of a good market garden?—I should think they vary from 3*l.* or 4*l.* an acre up to 14*l.* or 15*l.*

41,506. Up to 14*l.* or 15*l.*?—Perhaps more; some are very high, I know; 10*l.* is commonly given.

41,507. Ten pounds is common?—Yes, on the best land.

Tenant right of market gardens.

41,508. And would you say that in a case of that kind as much as 150*l.* or 200*l.* has been given for the tenant right?—I have heard of such sums, but I do not know that authoritatively, because I have not looked it up.

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41,509. What should you say is an ordinary average sum to be given?—I should very much prefer to supply you with those facts in writing later on; if you would allow me to do that I could do it very easily. I think it would be more satisfactory than for me to make a shot at it now.

41,510. (*Mr Everett.*) I suppose the great bulk of that money is for value received; it is not for the good-will so much as for the stock of good living plants that are on the land?—Yes, and for the high condition of culture into which the land has been got. There may be some land especially fit for this; a man may have special lines; for instance, asparagus beds are the great thing.

41,511. Already planted?—Yes, in full swing.

41,512. (*Mr. Channing.*) Is this sum of 200*l.* or 300*l.* given for the good-will of the farm or for the actual value of the improvements?—For what you may call the tenant-right I suppose. I will look the actual figure up and let you have it and I will get one or two cases.

41,513. (*Chairman.*) Without committing yourself to any particular details have considerable sums been paid by incoming tenants for this garden land to outgoing tenants within quite recent years?—Yes, certainly.

41,514. What is the garden cultivation in the main; is it fruit?—Fruit is a great matter; but asparagus is a very leading thing with them; all kinds of vegetables are grown, strawberries also.

41,515. And plums and fruit trees of that kind?—Yes. I should say the village of Badsey, to which I referred just now, has been made by asparagus.

Condition of farmers in Cotswold district.

41,516. Now, passing from that favoured district you then come to the more strictly farming districts in the neighbourhood; what has been the condition of the farmers there?—Very bad I should say. A good many of them have lost a great deal of their capital; and a good many have been compelled to give up during the last few years.

Rent of farms.

41,517. What should you say is the average rent of this land now?—There is a very great difference between the rent paid by new tenants and the rent paid by old tenants on a good many of the estates.

41,518. You are speaking of land at the foot of the Cotswolds, or on the slopes of the Cotswolds?—Yes, on the northern end of the Cotswolds.

41,519. (*Sir Nigel Kingscote.*) Near what place?—Evesham is about 10 miles from where I live; I am not very near any large town—Stow-on-the-Wold, Moreton-in-Marsh, Chipping Camden, and Stratford-on-Avon, are 10 miles away.

41,520. (*Chairman.*) What should you say the new tenants, the incomers, have to pay for that land on the average?—I have a few cases that I have put down: there is the case of one man in my own parish who paid 230*l.* a year for a good many years; the farm had been in his family 40 or 50 years.

41,521. For how many acres?—He paid 230*l.* a year for 235 acres, 2 roods, and nine perches, and he would liked to have remained very well at 200*l.*, but he could not get that reduction. The farm was subsequently let (that is in 1893) to a new man at 120*l.* a year.

41,522. How long had it remained in the owner's hands?—No time.

41,523. No time?—No; the old tenant left at Michaelmas 1893, and the new tenant took on at the same time; but I should say that the rent I believe increases 10*l.* a year until it gets to something like 200*l.* I have several cases of that kind.

41,524. You say the rent was 230*l.*; had that been reduced from a larger amount within recent years?—It had been reduced within recent years I have no doubt. I am not prepared to say exactly what the rent was 20 years ago, but I have no doubt it was more than 230*l.*

41,525. Then there was another case you were going to mention, I think?—Yes, I have another case of 424 acres, 2 roods, 5 perches—that is at Michaelmas 1893 too; the old tenant went out; the old tenant paid 240*l.* a year, and the actual rent paid by the new tenant is 148*l.* 15*s.*

41,526. Was there any interval between the outgoing tenant and the incoming tenant?—No, there was no interval in that case either. There is another case I have—that is on the same estate, 117 acres, 3 roods, 30 perches. The actual rent of that is 160*l.* 5*s.*, which is paid by the old tenant, a man, I suppose, who has been there 20 or 25 years; he pays 160*l.* 5*s.* for 117 acres, and in the first case to which I referred the tenant pays 120*l.* a year for 235 acres, he being a new tenant.

41,527. Is the land of the same quality?—I should not say there is very much difference in the quality; I should say that the first man has quite as good a farm as the other.

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41,528. What are these farms; are they dairy farms or arable farms?—They are mixed, dairy and arable. The first farm is a fairly good sheep farm.

41,529. Are these farms on the Cotswolds, or down below?—The first farm I alluded to, I should say about half of it is on the Cotswolds, on the hill.

41,530. Half of it?—Yes, about half of it, and it is used for sheep land.

41,531. Are these on the same estate?—Yes, they are on the same estate.

41,532–3. Is it a large property?—Yes, a considerable property; it forms the greater part of the parish.

41,534. What is the Poor Law Union you are speaking of now?—Shipston-on-Stour.

41,535. Is it in Gloucestershire?—It is in three counties, Warwickshire, Worcestershire, and Gloucestershire.

41,536. Then the garden lands that you speak of, I suppose are in the unions of Pershore, and Evesham?—Yes, that is so.

Reductions of rent.

41,537. Now going to the worst lands on the Cotswolds themselves where you say the reduction has been greater, can you give illustrations there of the reductions?—The second farm that I referred to is, I should say, a case in point. I do not know that it is the worst land on the Cotswolds, but there would be a reduction from 240*l.* to 148*l.* 15*s.*

41,538. Is that about the average reduction?—Yes, I should think something like that. The reductions are very variable on different farms.

41,539. Are many farms out of occupation?—No.

Land out of cultivation.

41,540. When farms fall vacant can they be let with a reduction in the rent?—Yes, they can be let with reductions of rent, and many of the old tenants would be very glad to keep them on with similar reductions to those that are granted to the new tenants. There is a certain amount of land out of cultivation in my district, especially, I know, glebe and at Stratford-on-Avon amounting to something like 100 acres; I believe that land was let at nearly 2*l.* an acre some years ago, and now I do not suppose it bears any value at all, that any man who would pay the rates and the merest trifle of rent would be able to have it. It has all gone into dilapidation, the fences are overgrown, and the land has all gone to nothing.

41,541. Is that because it has been neglected, and been thrown on the owner's hands, and the owner has been unable to cultivate it?—It is because the owner did not grant a reduction at the proper time. If he had granted a reduction at the proper time it might have been kept in cultivation and been bearing very good produce now.

41,542. (*Mr. Everett.*) Is that heavy strong clay land?—Strong land; a good deal of it wanted laying down, but it has tumbled down, and you know what that is. I should think it would take 8*l.* or 10*l.* an acre to put it into condition again, and then it might be let at 20*s.* or 25*s.* an acre very well in allotments and small holdings.

41,543. (*Mr. Channing.*) In your opinion it might have been kept in condition if reductions had been made soon enough?—Yes, it would have been kept in condition; adjoining land is let, I think, at 25*s.* an acre to the poor, and this village where this land is, is in a most deplorable condition.

41,544. (*Chairman.*) Is there much adjoining land let to tenant farmers at 25*s.* an acre?—I do not expect they pay quite so much as that.

Allotments.

41,545. But when it is let in allotments it is let at about that rate?—Yes, it is let by the Countess of Camperdown; 25*s.* and 22*s.* 6*d.*, I believe, the people pay, and they seem to do very well on it, and there is no reason why this 100 acres should not be doing the same thing.

41,546. What size plots do they take it in?—An acre or two; some less, some half an acre; I do not think there is any limit.

41,547. They are let purely as allotments?—Yes.

41,548. Cultivated by labourers who are employed as labourers on other land?—Yes, that is so.

Unoccupied farms.

41,549. I think you said there are very few, if any, farms which are unlet?—Very few.

41,550. Is there much land in the occupation of the owners?—Not in my immediate district.

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Deterioration in cultivation.

41,551. Is the land not so well cultivated as it was?—It is not cultivated so carefully, and a good deal of the land, especially on the Cotswolds, I should say that applies, has been about half let down to grass. It has been let go down to grass, but not done well enough, and the consequence is a very poor turn out. The cost of laying down is not fancied very much, I think, by a good many farmers; the expense of laying down rather checks men from laying it down in the best possible way.

Laying land down to grass.

41,552. What do you reckon to be the expense of laying it down to grass in a fairly good way?—You must not estimate simply the cost of the seed and the cost of the working; you have to consider that for a year or two, or two or three years, your land will not produce very much at the beginning. If it is a mere question of seed and working, of course that is very easy to estimate.

41,553. Quite so; but estimating also the loss which the occupier sustains in not getting a return for two or three years what should you put it all at?—It would vary very much on different soils. I do not think for me to make a shot at it would be very valuable to the Commission.

41,554. Take the land on the Cotswold Hills, would it cost 5*l.* or 6*l.* an acre or what?—I should think ultimately it would cost quite that.

41,555. Will the land you speak of, if it is left to nature, grow grass after a time?—It will grow something, but it will not come to a good turf, of course.

41,556. (*Mr. Chaplin.*) On the hills?—No, not on the hills.

41,557. You would not lay it down there I suppose?—No, I should go in for a system of two or three years ley and then plough it up again.

41,558. (*Chairman.*) Temporary grasses?—Yes.

41,559. Has much land been dealt with in that way?—Yes, I should say the good farmers who are carrying on business satisfactorily do treat land in that way decidedly.

Results of farming.

41,560. I think you said your own farm is a dairy farm?—It is chiefly dairying.

41,561. Has that paid fairly well?—I think it has paid better than anything else. I grow a good deal of fruit, which also is helpful rather.

41,562. On the whole have you made your own farm pay?—I have just managed to live.

41,563. (*Mr. Everett.*) Off the farm or have you outside resources in addition?—I have lived off my farm.

Condition of labourers.

41,564. (*Chairman.*) Now with regard to the labourers, what is their position?—There are a good many out of work at this particular time, and their wages are low. Their average wage I should say now is about 10*s.* a week. This winter has been an exceptionally bad winter with them. There is one village I know of in Gloucestershire, not very far from me, in which there are 133 men and lads over 17 years of age, and only something like 40 of them get work in their own village.

41,565. (*Mr. Chaplin.*) How long has that been the case?—It has been the case during this winter.

41,566. (*Chairman.*) Is that due to the hard weather, or was it before the hard weather began?—There has been great complaint in that quarter for a good many years; but I took the trouble to make special inquiries as to the number of men out of work there for an illustration to bring here, and that was the result I arrived at.

41,567. Was that during the hard weather, or was it before?—There are more out of work during the hard weather, because a good many of these men would get temporary work on the farms if the weather were to break, but they would not be regularly employed on the farms—they would get piece-work.

41,568. But they could get work?—You have to draw a distinction between a man who has a place, and a man who gets work.

41,569. (*Mr. Chaplin.*) What you mean is he gets occasional work?—He gets occasional work in good weather, and he may perhaps earn more than the man who has a place.

41,570. (*Chairman.*) The important thing is whether he gets work; would he generally in good weather work?—Yes: all these men could not get work in their own parish.

41,571. (*Mr. Lambert.*) Do some men prefer to have piece-work?—Yes, there are some who decidedly do.

41,572. Would that be general, that only 40 men out of 133 are at work in Gloucestershire?—In every parish?

41,573. Yes?—No, I do not think it would; I think that is an extreme case.

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41,574. Where would the men get the work outside their village?—I think recently these men have not had anything to do. Some of them do walk to a distance and get an occasional job.

41,575. What at?—They may get a job sometimes with tradesmen; sometimes they may get a job at threshing, or something of that kind, but nothing to rely on. Then some of these men have a bit of land.

41,576. (*Chairman.*) I want to gather from you whether these 90 men you speak of were out of work through the hard weather; whether it was on account mainly of the hard weather that they were out of work?—The hard weather would aggravate the position, no doubt, it would make it worse, but their living would be rather precarious even in moderately good weather.

41,577. (*Mr. Channing.*) Owing to the position of the farmers, you mean?—Yes.

41,578. The farmers are not able to continuously give employment?—No; it is consequent a good deal upon the introduction of machinery, no doubt.

41,579. (*Chairman.*) It is not all due to depression?—It is not all due to depression.

41,580. Do many of these men get work in the garden lands down in that neighbourhood?—In this particular village they are very badly off for land; they are going to try to get it through the parish council.

41,581. I mean would they get temporary work on the gardens at no great distance down in the Evesham district?—Some of them do in good weather; they go on the Monday morning and stop till Saturday night, but not a great number of them.

Labourers wages.

41,582. Have the wages gone down to what they were some 20 years ago?—Yes, I think that the wages now are very much what they were before Mr. Arch's agitation in 1871 and 1872; I think they have got down to about their level, but of course you can buy more with the money than you could then.

41,583. The purchasing power of their wages is much better than it was?—Yes.

41,584. Then you do not think the farmer can look for any relief to lower wages?—No, I think it would be a very calamitous thing if he did.

41,585. Are the labourers badly housed?—In some cases they are very badly housed.

41,586. You have been speaking mainly of the labourers on the Cotswolds; when you come to the better districts in Pershore and Evesham what is the rate of wages there?—The gardening men would get, I daresay, 2*s.* 6*d.* a day, or 3*s.*, but that is more or less skilled work; in some cases they would get more, in some less. There is a good deal of piece-work done in the gardens too; there are a good many women employed tying up bunches of stuff, and so on.

41,587. You say it is rather skilled work?—Some of it is skilled work.

41,588. What would the skilled labourer get at piece work in the gardens there?—I should think some of them would earn 1*l.* a week.

41,589. Then there is employment for women and children during the fruiting, I suppose?—Yes.

41,590. Picking the fruit and tying?—Tying up bunches of radishes; you see there is a lot of tying up to be done, which women and children do very well.

41,591. And picking the strawberries and picking the fruit generally?—Yes.

41,592. Then in that district the labourers must be very well off, I suppose?—Yes; in ordinary seasons; there has been a good deal of distress this winter.

41,593. What has that been due to, the bad weather?—Yes, the very long frost; you see they could do nothing.

41,594. Yes, but apart from that, which is after all an exceptional case, the labourers are not badly off in that district?—No, comparatively I should say they are well off.

41,595. Is there a large number of labourers employed in that district in this garden cultivation?—There are a great many more to the acre than are employed on the farm undoubtedly.

Bad seasons.

41,596. What have been the seasons of late in your district?—1893 was a very ruinous season there is no doubt about it. I think a great many cattle died of starvation in the winter after 1893.

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41,597. On account of the drought?—Yes, and the price of store cattle went down practically to nothing at all. I think that a great many farmers lost a great deal of money then. I should not think any farmer in my district, a purely agricultural man, made anything at all towards the rent in 1893—I do not know whether they paid it I am sure, but they did not make it.

41,598. That was mainly on account of the drought and the consequent bad season?—Yes. With the exception of 1893 I do not consider that seasons in my district have been particularly bad; I do not think the last season was a bad season as far as produce goes.

41,599. Then last year, has that been a fairly good season?—Yes, I think so. In regard to 1893 I have here the report of the North Cotswold Farmers' Association which extends over a good deal of ground; I think there are about 200 farmers in it. They speak of the increased difficulties caused by the lower values of farm produce and the drought of 1893, and of the very heavy arrears and increasing arrears of rent that have come about within the last few years, culminating in 1893,—"the arrears of "rent are heavy and increasing." I think that is rather significant. Mr. Freeman-Mitford, who is known to you, no doubt, is the President of the Association, and landlords and farmers are united in the Association.

41,600. (*Mr. Channing.*) To what class of farmers does that refer, the general farming or market gardening, or what?—General farming.

41,601. (*Chairman.*) I suppose the sheep have done fairly well this year?—Yes, I should think sheep have done better than anything else.

Condition of sheep farmers.

41,602. Have sheep farmers made any profits?—I should think as far as the sheep go they would not have much to complain of.

Local rates.

41,603. Have the rates increased in your district?—In regard to rates, since the abolition of the turnpikes there has been a great complaint among the farmers that the whole of the roads have been thrown upon the land, but looking over the rate books of my own district, and making an average, I find that so far as the poor rate is concerned in the four years from 1887 to 1890 the average expenditure on the poor rate was 1*s.* 4⅛*d.* in the £; the average from 1891 to 1894 on the poor rate is 1*s.* 3¾*d.* in the £. That seems to show an actual reduction as far as the poor rate is concerned, but that is only apparent, because the Assessment Committee in March 1892 changed the system of valuation, and took it on Schedule A. of the Income Tax instead of on the gross estimated value. Thus the rateable value of the parish in 1887–91 was 12,367*l.* 11*s.*, but in the four years 1892–4 it was 13,240*l.* 3*s.* 4*d.* That would make it almost exactly the same; that in those two periods of four years the expenditure on the poor rate was practically the same; that there was neither an increase nor a diminution. The highway rate likewise does not show much variation in that period. Of course, we have to consider the Parish Council rate coming on us, and also the sanitary rates, which always tend to increase.

41,604. Those are matters rather in the future, in prospect; your figures show that in the past there has been no increase of rate?—There is the Education rate, of course, in certain parishes; that does not apply to my parish, but it does apply to some parishes.

41,605. We are wishing to get your evidence as to facts which now exist in your parish?—The facts which now exist in my parish only show an increased sanitary rate.

41,606. What has been the increase in the sanitary rates?—There have been considerable sanitary works in progress and money has been borrowed, and I can hardly tell you what the rate would be.

41,607. Is yours an urban district, or is it a rural parish?—It is a rural parish.

41,608. I think you said your own rent had been reduced; have you had the assessments reduced in proportion?—Yes, I have had the assessment reduced.

Corn rents.

41,609. In proportion to the reduction of rent?—Yes.

41,610. Has that generally been the case in the district?—No, I do not think it has been. A good many farmers are dissatisfied because the Assessment Committee does not consider a reduction of rent, and does not consider variation by what are called corn rents. There is a system of corn rents prevailing on some of the estates, and the Assessment Committee does not consider that in estimating a man's rateable.

41,611. What do you mean by that; I do not quite understand?—Do you mean the corn rent?

41,612. Yes?—On some estates there prevails a custom of raising and lowering the rent in proportion to the price of wheat. I believe it exists more or less on the Northwick estate to which I referred just now. I have endeavoured to get the exact scale on which they proceed.

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41,613. (*Mr. Channing.*) The rent of the whole farm or of the part of the farm which is used for the cereal produce?—The whole farm, making the price of wheat the basis.

41,614. (*Chairman.*) Those farmers must have gained very greatly by the reductions, on account of the great fall in the price of wheat?—Yes, I have heard the farmers speak very favourably of it.

41,615. (*Viscount Cobham.*) It is a wheat rent really, not a corn rent?—Yes, a wheat rent.

41,616. (*Chairman.*) Wherever the wheat has fallen very greatly these farmers must have derived a great advantage?—These rents did not begin till the wheat got down very low; I mean the system was not inaugurated till then.

41,617. May we take it the Assessment Committees think that that is hardly a fair way of testing the value of land?—In 1892 the Assessment Committee practically took Schedule A of the Income-tax as a basis: I do not say they adhere to that; but they stick pretty close to it.

Reductions of rent and reduction and assessments to income tax compared.

41,618. If there had been any reduction of rent the Income tax would show it?—Yes.

41,619. Therefore we may assume, I think, that the farmers have had the benefit of any reductions of rent in the reductions on their assessments?—The assessments have been reduced undoubtedly.

41,620. (*Mr. Everett.*) I think I understand you that the assessment had enormously increased on the whole—the gross assessment had increased nearly a third, did you not say?—The gross assessment has increased from 12,367*l.* to 13,240*l.*

41,621. (*Mr. Dalton.*) That includes not only agricultural lands but houses as well?—Yes.

41,622. Have the houses increased?—I cannot tell you without the particulars before me.

41,623. It would not follow from these figures that the assessments of the lands had increased?—No, it would not follow necessarily.

41,624. (*Chairman.*) It includes also railways?—You see it is less than 1,000*l.* in 13,000*l.*

41,625. Therefore it is no guide as to what the effect has been on land?—I should not say it would be any guide of any special value.

41,626. But generally speaking, especially as they appear to have taken the income tax as a basis, we may assume that the assessments have been reduced in proportion to their reductions of rent?—Yes.

41,627. With the reservation that in the case of those farmers who have had their corn rents or wheat rents, the assessment committees have not taken that into full account?—No, that is just what the farmers complain of.

41,628. I suppose they thought as compared with other occupiers of land in the neighbourhood, the wheat rent would give them too great a reduction in their assessments; I suppose that has been the principle?—Yes. In regard to my own case I should perhaps correct myself a little, I said my own had been reduced in proportion to my reductions of rent, but my last reduction is very recent, and I have not yet made an appeal on this last reduction to the assessment committee. You understand what I mean.

41,629. Quite so; up to quite lately?—So far, till the last reduction I have nothing to complain of.

41,630. You will present yourself before the committee?—I shall present myself before the committee by-and-bye.

41,631. Now that you have got a further reduction in of rent you will appeal for a further reduction in your assessment?—Yes.

Corn rents.

41,632. (*Mr. Dalton.*) Can the corn rents be ascertained before the end of the year?—Before the end of the year?

41,633. How do they vary; do they go according to the last year?—They go by the Imperial averages, the published statement.

41,634. For the last year?—Yes.

41,635. They are settled at the beginning of the year then?—Yes, I am not on a corn rent myself, and it is a little difficult to get at particulars on some of these estates.

41,636. I was wondering how the income tax assessment could take them into account if you did not know

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what was to be the rent till the end of the year according to the price of the corn?—They could take them into account at the end of the year.

41,637. For the following year?—Yes.

Railway rates.

41,638. (*Chairman.*) Now what are your suggestions for remedies for the present state of things?—The railway rates, I think, are objectionable.

41,639. (*Mr. Lambert.*) Have you any specific instances to put before us in regard to railway rates?—Yes, I have.

41,640. You say in your brief the foreign producer has a great advantage over the English producer?—I have a specific instance in my own parish. A neighbour of mine occasionally has a polled Angus bull from Scotland; it costs him 6*l.* 15*s.* to bring that animal from Kirriemuir, wherever that is, in Scotland, to Blockley station in Worcestershire; he can get one from Canada for about 4*l.* 4*s.* I may also say that I have it from Mr. Bruce, of Norton Hall, who is a Gloucestershire magistrate, that he sometimes sends his sporting dogs to this very place, Kirriemuir, where the polled Angus bull comes from, and though my neighbour has to pay 6*l.* 15*s.* for bringing a bull from Kirriemuir to Blockley, Mr. Bruce can send the sporting dogs there in the same way; that is they have a horse-box for the dogs and a horse-box for the bull.

41,641. (*Chairman.*) Where is this place you speak of, is it in the extreme north of Scotland?—In Forfarshire.

41,642. How would the cattle come from Canada; would they come to Bristol?—They come to Liverpool; of course I do not suppose they come in a horse-box across the Atlantic.

41,643. I mean when you speak of the comparison of 4*l.* 4*s.* with 6*l.* 15*s.*, do they come to Liverpool and then from Liverpool to your place?—Yes.

41,644. You say that that would be 4*l.* 4*s.*?—The whole thing would be about 4*l.* 4*s.*

41,645. (*Viscount Cobham.*) Do you think it ought to be cheaper from Scotland, or more expensive?—I think decidedly it ought to be cheaper from Scotland than from New York.

41,646. Do you think the difference all goes into the pockets of the railway company?—I do not know where it goes, I know where it comes from.

41,647. (*Mr. Everett.*) You did not finish about the dogs?—I think it should be noted that a horsebox for sporting dogs can be hired for 5*l.*, whereas if you have a bull, an agricultural animal, you have to pay 6*l.* 15*s.* to the same companies over the same route.

41,648. (*Chairman.*) You think then that relief could be given to farmers by reductions in the railway rates?—Yes; I think the railway rates ought to be dealt with in a very different way from what they have been yet.

41,649. (*Mr. Lambert.*) Do you think that if railway rates were placed upon a fair level—upon the same level as the foreign producers' rates, that it would open up our country districts and afford the British competitor a very much better chance in the market?—I do.

41,650. And you regard the matter as of great importance?—I do. I think the milk trade is very much crippled by the conditions imposed by railway companies in regard to the transit of milk.

Foreign competition in milk.

41,651. (*Chairman.*) That, of course, is another matter; you do not come into competition with foreigners there?—No, but we are threatened very much with foreign competition in milk.

41,652. But you have not got it at present?—We have at present, excuse me; a great deal of Danish milk and Norwegian milk has been landed in London; I do not know whether it has this season, but we have had foreign milk to compete with.

Railway rates.

41,653. Where do you send your own milk to?—To London—Notting Hill. The companies will only take at the reduced rate, of course they have their common rate and their reduced rate, but they will only take at the reduced rate which is the only possible one; if a man does not send at the reduced rate he cannot send at all; provided we sign a declaration that we release the company from all liability for loss, damage, misdelivery, delay, or detention from whatever cause arising either with respect to the milk or the milk cans when full or empty. I had myself a can of milk tilted over at the station the other day by the railway company down in the six-foot way, and I had no remedy whatever for the loss; they accepted it to deliver, and poured it down on the six-foot way, and I had no redress.

41,654. Now what other matters do you wish specially to bring under the notice of the Commission?—I think greater reductions of rent are necessary in a great many districts, and that those reductions ought to bear something like an exact proportion to the fall in prices. Wheat is a staple and has been the staple product of large districts in my neighbourhood, and it has fallen in a much larger proportion than the permanent reductions in rent. I do not think that the old tenants will be able to obtain those reductions without some authority at the back of them in the nature of a land court. I am in favour of a land court. I think that the railway rates question should be dealt with.

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Reductions of rent.

Land courts.

41,655. One moment about the land court. What is your idea, that the land court should be appealed to in every case that the tenant desires, and that the court should determine for a term of years, or for what?—For a term of years.

41,656. What term of years?—I do not think it would be necessary to make the term of years very long.

41,657. What term?—Five years.

41,658. But at the end of that, do you think the tenant should have a right again to appeal to the court for a further term?—Yes, and I think the landlord should have a right to if he wished.

41,659. Am I to understand by your proposal that the tenant should have a perpetual right from time to time of appealing to the court?—If a question of dispute arose which the landlord and tenant were not able to settle between themselves, I think it would be more satisfactory if an authority existed to settle it for them.

41,660. I only wanted to know exactly what your idea is; is it that a tenant who is in possession from year to year should be entitled to appeal to the court for a rent to be fixed for five years?—Yes.

41,661. And at the end of that five years should the tenant again have the right of appealing, even though the landlord may wish to remove him, and to get another tenant?—I think that if the landlord wished to remove him under those conditions the court should have power to award to the tenant such compensation as might be deemed necessary for disturbance on his holding.

41,662. What is your idea upon that; the tenant is to have a right to appeal to the court for a five years' term; at the end of that time the landlord is to have the right of removing him on paying the compensation for disturbance; on what principle is that compensation to be based?—In the first place I do not think a tenant can give up a farm which he knows well and which he has occupied for years and take another farm without very considerable loss; he must necessarily lose. Of course that fact gives a landlord a very great power in dealing with a tenant who is a man of very small capital. If the tenant knows that he must lose from 10 to 20 per cent. of his capital by removing from one farm to another, he would naturally wish to stay, even though the rent be more than he thinks he ought to pay.

Compensation for disturbance.

41,663. I only want to arrive at what your view is and on what basis this compensation for disturbance is to be fixed?—On what basis?

41,664. Yes, on what kind of basis is the compensation for disturbance to be fixed?—On the basis of the loss which would probably accrue to the tenant in consequence of that disturbance.

41,665. Over and above the value of his tenants' improvements?—I think there is something in the disturbance altogether beyond the question of improvements. A man has acquired a special knowledge in regard to that farm which is worth something to him, and when he goes to another farm he has got to acquire a special knowledge with regard to that.

41,666. How is that to be estimated, is that to be on a scale to be fixed by law, or is it to be dealt with in each individual case, and if so, upon what kind of basis?—I imagine the law would have to fix certain limits, but that competent assessors or valuers would be necessary to deal with the question.

41,667. I want to arrive at what your plan is; what limits do you think should be fixed for the compensation for disturbance?—At per acre, do you mean?

41,668. Yes, at per acre?—It would depend so very much upon the quality and situation of the land; of course there is some poor land on the Cotswolds.

41,669. When you said that the scale must be fixed I thought you meant by the law; that there must be a

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maximum rate which would be laid down, within which the arbitrator or the Court would determine what should be given in the individual case; I want to know what your view is as to what scale should be laid down: is it to be three pounds an acre, or five pounds, or what?—The maximum rate could only be fixed as a result of very careful investigation extending over a very large number of holdings and counties. It would want to be thoroughly discussed before such a rate was fixed.

41,670. (*Mr. Channing.*) Is not what you want an allowance to the tenant in the first place for his loss by removal, and in the second place some compensation to him for his trade loss in giving up his holding; is that not what you are contemplating?—His loss by removal and his loss from giving up his holding; that would practically come to the same thing, would it not.

41,671. The actual cost of removing from one farm to another is different from his trade loss?—It is not a question of removing from one farm to another; I do not think the tenant has any claim at all to the expenses of removal.

41,672. (*Chairman.*) All that the Commission wish, I am sure, is to know what your views are upon the matter. You have suggested a mode of dealing with this case; that is that a maximum scale is to be fixed for compensation for disturbance on the tenant being removed by his landlord, and we desire to know, as far as possible, what kind of scale you think should be laid down?—How much per acre?

41,673. Yes?—I think that would require very careful investigation before you could lay it down.

41,674. Have you any idea what it should be in your own district? I do not want to cross-examine you, I only want to elicit what your scheme is?—I should say that a man who has a couple of thousand pounds invested in a farm in ordinary culture would probably necessarily lose two hundred pounds or three hundred pounds in giving up that farm and going into another.

41,675. (*Mr. Chaplin.*) What size farm?—If he has a couple of thousand pounds invested in a farm it might be a farm of three hundred acres or three hundred and fifty acres.

41,676. (*Chairman.*) That then would be a fair illustration of your scheme?—Yes.

41,677. A man with a farm of three hundred acres, which involves an outlay of capital of two thousand pounds, on notice being given him by his landlord to quit, should be entitled to about two hundred pounds as compensation for disturbance; is that the kind of illustration that you would give?—I should say that probably a man would lose that amount in shifting from one farm to another.

41,678. That therefore you think would be a fair measure of what should be given to him for going out?—On the question of disturbance.

Leaseholders and compensation for disturbance.

41,679. Apart from any improvement value which he may have put into the land?—Yes.

41,680. Supposing a tenant has taken a farm for 14 years on a definite lease, would you at the end of that lease consider that he is entitled to compensation for disturbance?—Do you mean a lease existing at the present time?

41,681. I will assume that the tenant has taken a lease from a landowner of a farm for 14 years; is this compensation for disturbance payable at the end of that lease?—A lease current now before this question is raised?

41,682. Yes?—I do not know why a leaseholder who is now holding a lease should be exempt from the benefit of the proposal.

41,683. Let us assume that your project is carried would you in such a case think that a man who has previously entered into a lease for 14 years is entitled to this compensation for disturbance at the end of it?—There are an immense number who hold on a two years' notice to quit, and I should not exempt them.

41,684. I want an answer to that particular case that I put; as I say it is necessary to put a few questions of this kind in order to ascertain what is your scheme?—I would not exempt that man from benefit under the proposal.

41,685. You would give him the benefit?—I would give him the benefit if he required to stay and was ejected from his holding.

41,686. Now let us put the other case of a man after the law has passed, taking a lease of 14 years, would you think that at the end of that lease he should be entitled to compensation for disturbance?—I think the matter might be referred to in the lease probably.

41,687. Suppose it is not?—If it is not referred to in the lease, I should say he would be entitled to the compensation.

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41,688. Would you allow the landlord to make a covenant in the lease which would exempt him from payment of this compensation; of course these are questions which necessarily arise upon the consideration of a scheme of this kind?—Yes, assuredly they do.

41,689. And I only want to know what opinion you have formed upon them?—I have not given very much consideration to the question of leases, they are not very common in my district now.

41,690. They might of course become very common under schemes of this kind?—If the landlord were allowed to contract out, the tenants would probably lose a good deal of the benefit of the business.

41,691. Then am I to understand from that that you would not allow the landlord to contract out of a position of that kind, even if he was prepared to give a lease of 14 years?—No, I do not think it would be possible to allow contracting out; I think you would neutralize the whole thing if you did that.

Farmers' losses on quitting their farms.

41,692. (*Mr. Chaplin.*) Do I understand you to maintain that there must necessarily be loss always upon changing a farm?—Not necessarily, but in the vast majority of cases.

41,693. Now take the case of quitting a large farm at a very favourable time for leaving, that is to say, when the price of stock, and implements, and everything is high, and going into a very small one; would there be any loss; would there not be probably a positive gain upon making a change of that kind?—I do not think there would be very often a gain I confess.

41,694. Are you prepared to say that, under those circumstances, there would necessarily be a loss?—I am prepared to say that all farmers I ever knew——

41,695. In answer to that question, under those circumstances which I have put to you, are you prepared to say there would necessarily be a loss?—That is in giving up a large farm, and taking to a small farm?

41,696. At a very favourable time for giving up when the prices of stock and everything else were high?—Yes, I think there would be a loss; I do not think the question of leaving a large farm and taking a small one has anything to do with it.

41,697. Do you not?—Because you only require so much capital.

41,698. But you require so much less if you have got to lay out a small sum in stock instead of a very large sum; and if you are selling a great quantity of stock at a favourable time, you make a gain. Of course you understand that there are favourable times for entering, and favourable times for leaving a farm?—Giving up a large farm and taking a small one is giving up the farming business to a certain extent. To fairly deal with my point you must assume that a man is giving up a farm of the same size he is taking, or of practically the same size.

41,699. That is the only answer you have to my question?—That is the answer that I give.

41,700. (*Chairman.*) Supposing a tenant dies, would his representatives be entitled to this compensation for disturbance?—If they desired to keep the farm on.

Judicial rents.

41,701. (*Mr. Dalton.*) When a judicial rent is fixed, is the tenant to be forced to remain in for five years?—It is not very easy to force him to remain, I suppose.

41,702. Is it to be taken that he has contracted to remain in for five years, or may he throw his farm up; may he decline to be bound by the judicial rent if he chooses to go out?—If he takes it?

41,703. He goes to the court for a judicial rent which is to be fixed for five years; is he bound to accept that, or may he throw up the farm?—I do not think it would make much difference whether he does it or not; the thing would be in the market.

41,704. (*Chairman.*) Your proposition is that the tenant should have the right of appealing to a court, and the court might possibly say that the rent fixed by the landlord is insufficient. The tenant might find on his appeal to the court, that the court was against him, and fixed a higher rent; is the tenant then to be bound to remain on for the five years paying a higher rent than he was prepared originally to give?—No, I do not see how you can keep him on.

41,705. Not?—No.

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41,706. Then the tenant would be in the position that if the decision of the court was in his favour and gave him a rent less than the landlord asked, the tenant is to take advantage of it; but if on the other hand the decision of the court is the other way, and the rent is fixed at a higher point than the tenant was prepared to give, the tenant is to be allowed to go?—But if the decision of the court is a correct decision the landlord will not lose anything, because someone else will be quite willing to take the land at the money—supposing the court has fixed a fair rent.

41,707. That may or may not be; the question is as between that particular landlord and that particular tenant; is the tenant to be entitled to take advantage of a decision of the court if it is in favour of him and to throw it up if the decision is against him. (*Mr. Lambert.*) If the tenant threw up a farm, surely there would be a great loss to him, would there not, in changing?—Yes; he would not throw a farm up if he could help it, I am sure. If the court fixed a fair rent I do not see what the landlord would have to complain of, because the farm would be let directly. Of course if the court fixed the rent at more than the farm was worth that would be another question, but we are assuming that if we have a court to fix a fair rent, it will fix a fair rent.

Rating of land.

41,708. (*Chairman.*) Now to pass on to some other matters; what other matters do you wish to bring under the notice of the Commission?—I think that the rating question might be dealt with. The Worcestershire Chamber of Agriculture is very strongly urging that agricultural land should be rated at one fourth for poor law and other purposes, as it is rated for sanitary purposes.

41,709. For all purposes in fact?—Yes, that it should be rated for all purposes at one-fourth. The chamber argues that the land is the raw material of the farmer, who manufactures his produce out of it, and that it ought not to be taxed. The same thing would apply, although the Worcestershire Chamber of Agriculture does not meddle with that, to the question of tithe. I for one think it is very unjust that the whole burden of the church or practically the whole burden should be thrown on the land. Rates might be reduced in that way.

Dairy factories.

41,710. Do you think there is much to be done in adopting the factory system as regards dairy produce?—Yes, I do.

41,711. Are there any cases in your district of it?—Yes, there is one case of a factory at Fladbury in Worcestershire; it is not a very large one, it is worked by water power, and I think it is rather successful. That is a butter factory, and I think that a factory to be perfect should be able to manufacture cheese as well as butter. The great difficulty in regard to establishing factories is to get people who understand the thing throughout. Fancy cheeses and butter, soft cheeses, and all kinds of dairy produce, I think, ought to be made as the seasons seem to favour them. But you cannot get the men who can do it. We had a lecturer from Gloucester, Dr. Bond, who would be known to some members of the Commission, I think—he is a very able man in these matters—and he said, lecturing on dairy factories, that the great difficulty was to get competent men, and that you could not get competent men, to manage these dairy factories who understood the business throughout.

41,712. (*Mr. Channing.*) What becomes of the produce of this factory?—It is sent to towns—to Birmingham and various other places.

41,713. (*Chairman.*) Do you consider that the extension of light railways would greatly assist in this industry?—Yes, I think it would; I think it would make it possible.

Light railways and waterways.

41,714. Do you think it would make it practicable to establish these dairy factories on the Cotswolds?—I think it would make it more practicable. With regard to the question of communication, representations have been made to me by some of the leading tradesmen, and manufacturers in the Evesham district in regard to the water ways. It has been represented to me that light railways may be all very well, and would no doubt do good, but there are waterways such as the Avon for instance, which have been allowed to fall into disuse altogether, and to get out of condition, so that they cannot be used; but which if they could be used, would compete successfully with the railways, and reduce the rate for the carriage of heavy traffic to a very large extent. The Great Western Railway Company has acquired them and allowed them to go into dilapidation; the locks for instance are all gone.

41,715. Has your scheme which you have been suggesting to us of dealing with the rent, been discussed by the Farmers' Association in your district?—The members of the Farmers' Association in my district are not as a rule in favour of land courts; I do not think many of the farmers are in favour of land courts.

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Land court and judicial rents.

41,716. Then it is your individual opinion which you have given us?—It is my opinion, and it is supported by a good many farmers whom I have met with, but not in my own particular neighbourhood.

41,717. Has the matter been discussed by them in your neighbourhood?—The matter has been discussed by the North Cotswold Farmers' Association very carefully, and the North Cotswold Farmers' Association suggest for remedies the following:—Reduced railway rates, reform of the currency, readjustment of local and Imperial burdens, a law compelling the marking of foreign meat and licenses to sell the same, and a duty on all foreign imports. We have there Bimetallism and Protection together.

41,718. Am I to understand that they have discussed this plan of judicial rents?—No, they have not discussed it.

41,719. I thought you said that they were against it?—So they are.

41,720. Were they against it without discussing it?—Not as a body, but most of the individual members are against it.

41,721. After discussing the whole subject they did not put that down as one of their topics?—No, they do not name the question.

41,722. (*Mr. Channing.*) They have not discussed it publicly?—No, they have not discussed it publicly.

41,723. (*Chairman.*) But the majority are against it?—Undoubtedly they are against it.

41,724. They prefer to be left to make their own bargains with their landlords, is that it?—Yes, but at the same time they say there are "large and increasing arrears "of rent," which looks rather significant to me. I want to know how these arrears of rent are going to be dealt with as long as they are large and increasing.

41,725. I suppose you consider they are irrecoverable?—Yes. There is something wrong in the system; these men have been paying too much.

41,726. (*Mr. Channing.*) I think, if I am mistaken you will correct me, that the idea of fixity of tenure for five years if a judicial rent was fixed was not what you were contemplating when you came here?—No.

41,727. Is your idea not somewhat of this kind, that you are dealing generally with yearly tenancies?—Yes.

41,728. That you consider those tenancies as tenancies, shall go on from year to year?—Yes.

41,729. And practically as permanent tenancies, subject to notice to quit?—Yes.

Compensation for disturbance.

41,730. The compensation for disturbance which you want is the allowance which a man ought rightfully you think to have in respect of the termination of a tenancy which he contemplated as a permanent tenancy?—Yes.

Judicial rents.

41,731. Now about the determination of a rent by an outside tribunal; would not a suggestion of this kind meet your views, that where a tenant wished a reduction of rent or where the consideration of the terms of renewal of the tenancy were gone into between landlord and tenant, the whole question of the rent should be referred to an arbitrator who should determine what the tenant had done for the land?—Yes.

41,732. And mark that off from any rent that is contemplated?—Yes.

41,733. Would that be your idea of a fair rent, to leave the landlord and tenant free to bargain as to rent, but to have at any bargaining with regard to the rent a determination of what the tenant had really done for the land; or would that not meet your view?—I fancy there would be some practical difficulties in working out exactly what the tenant had done for the land. You would want to value a man in and value him out. That is the practical thing; a man should be valued when he goes in and valued when he goes out.

41,734. Would you wish then to have the total value of the land fixed by the arbitrator?—Yes, the value of the tenant-right so to speak. You want to have it valued when a man goes in, and if he has injured the land he ought to pay, and if he has benefited the land he ought to have the benefit paid to him.

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41,735. Am I right in inferring that you would not necessarily bind yourself to a system of a term of years for which you wanted the rent fixed?—No, I had not contemplated a term of years when I came here, as I daresay you observed. I have been looking at the yearly tenants and men with two years' tenancies in my own district, and looking specially at the difficulties which I conceive them to be labouring under.

Evesham tenant right system.

41,736. There is just one other question I want to ask you, and that is about the sale of tenant-right or improvements in the Evesham district; is what you said confined to one particular estate, where this matter is recognised in the agreements of that estate, or is it general?—Have you any particular estate in your mind?

41,737. The Rudd estate?—On that estate it does prevail; there is no doubt about it; it is a recognised system.

41,738. Is it recognised in the agreements?—I do not know. I have not been able to get hold of one of the agreements. I doubt if it is recognised in the agreement, but I have never heard that it has been broken through.

41,739. Is the custom recognised outside the Rudd estate?—Yes, it applies pretty nearly to all the Evesham gardens.

41,740. And is it generally desired by tenants in a similar position, who are working in that industry?—Yes.

41,741. With regard to this point, the question I wanted to ask you was, whether the landlord on the Rudd estate, or on other estates, exercises, or has exercised in any instance that you know, the right of pre-emption and has himself stepped in in order to choose his own tenant?—I do not know whether he has exercised it: he would have that right of course. The tenants have to appeal to the landlord, they go to the landlord and say, "So-and-so wants to buy my tenant right," and the landlord can please himself.

41,742. He has a veto on the tenant if he is not a suitable tenant?—He has a veto on the whole thing; he can step in and take it himself. It is simply by his assent that payment is made.

Market gardens.

41,743. (*Mr. Everett.*) The district that you have referred to as I gather, if it does not flow with milk and honey, is a land of hills and valleys?—Yes.

41,744. And these gardens are found mostly on the sunny slopes of the hills or in the valleys?—You must remember that Evesham is not in the Cotswold country at all, Evesham and Pershore are in a different country entirely. Evesham is in the low land altogether.

41,745. Is the land tolerably flat there?—Yes, it is tolerably flat.

41,746. These garden lands, were such an enormous sum per acre is paid, when they change hands, I presume, have been turned from ordinary farm land into gardens by the tenants?—Yes.

41,747. And these great sums are paid by their successors for the enormous additional plant which has been put upon the land, so to speak?—Yes, that is so.

41,748. Speaking generally of your district, I understand you to say that there is decidedly less employment now for the people than there used to be?—Yes, decidedly; a good many houses have tumbled down.

Condition of labourers.

41,749. If the price of produce were to go up, so that the land would come into cultivation again, is it your opinion that labour there is strong enough to be able to claim a fair share of the higher prices, not that there would be more labour employed, but that it would be employed at a rate of wage in proportion somewhat to the higher price of produce?—Wages might go up a little, but I do not think the labourers would get a great deal out of it.

41,750. Do you not think the position of labour on the whole is very much stronger now than it was 30 years ago for instance?—Not agricultural labour in my district; I do not think it is stronger.

41,751. That is owing to the slackness of employment, I suppose?—Yes, partly; and the introduction of machinery of course accounts for a great deal.

Land courts.

41,752. In regard to a land court, I suppose you are aware that a good deal of land is encumbered with mortgages and family charges?—Yes.

41,753. Would it not strike you that if a land court was empowered to prevent the owner of that land getting all that he could get for it as rent in the market, that it ought also to be able to have something to say to the charges which that man was liable to pay out of his rents?—I do not feel bound to consider that question. I look at it from a public point of view, and it is not in the interest of the public that these men should be over-rented. They cannot be over-rented permanently, as, of course, we know.

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41,754. It would not seem to you very unfair that a court should deprive a man of the market value of his property, leaving him still liable to burdens which he could not escape from?—I think the interest of the tenant has to be considered first: he has got to work on the land and I think the Court ought to see that he has a fair chance, and that he does not work 12 months and then find there is nothing for him in the end.

Tithes.

41,755. With regard to tithes, I gather from your brief that you would be glad to see the use of the tithes changed?—I should be very glad.

Losses of landlords and tenants compared.

41,756. (*Mr. Lambert.*) Which do you think have lost most in proportion to their capital, the farmers or the landlords?—I do not know, and I am not in a position to know what the landlord's capital is.

41,757. The landlord's capital would be, of course, his land?—Farmers have lost their all in many cases, but the land remains there as far as we can see.

41,758. Therefore the farmer's loss is greater than the landlord's?—It would be more in proportion.

41,759. Have you many cases in which farms have been let to new men at a less rent than that which was paid by the old tenants?—Yes, I have. I have given several cases, and I could give more if necessary.

41,760. Such cases are—I will not say common—?—Yes, they are common, and they are matter of very common complaint amongst the farmers.

Land courts.

41,761. You want some system whereby the sitting tenant, as he is called, should be enabled to get something like a fair rent fixed, or be paid for going out of his holding?—Yes, that is the point.

41,762. What idea have you as to the formation of a land court. Would a valuer appointed by the district council suit you?—I do not know whether it might be worked by the county court with assessors.

41,763. Everybody of course has a horror of law, except lawyers, and it is a question whether farmers would like to go to the county court judges, or whether they might not have more confidence in a man who was appointed by themselves, or by a body elected by the ratepayers. What do you think?—They might perhaps prefer such a man.

41,764. Is there any necessity for a county court judge to go into these matters if the law is clearly defined?—There is no necessity if you can provide some other authority, if you are not tied up to the county court judge.

41,765. But the county court judge could not practically assess the value of a holding, he must employ an assessor?—Yes, he would want assistance.

41,766. If you want an assistant why not make the assistant the principal?—There is very much to be said for that, no doubt; but I do not think the courts would be very often appealed to; I think the existence of them would prevent the necessity of appealing to them in many cases.

41,767. Still for all that, if you are advocating the formation of a court, of course, you must know what the court is to be?—Just so.

Leases and yearly tenancies.

41,768. (*Mr. Dalton.*) I think you say that in most cases the land is held from year to year in your district?—Yes.

41,769. I suppose that is because the tenants prefer that system to the taking of a lease, is it not?—I daresay a good many of them do.

Judicial rents.

41,770. How long do you think a tenancy should have lasted before the tenant should be entitled to go into court for a judicial rent?—You see, circumstances in farming change very suddenly; in 12 months you may be face to face with an entirely different condition of things.

41,771. Do you think he should go in a year after he has agreed to pay a certain rent, or would you fix some minimum period?—You might perhaps give him a couple of years.

41,772. I think you now rather go back from saying that the judicial rent should be fixed for five years, do you not?—It would be rather a long term. Of course there would be an immense deal of detail to work out in this question.

41,773. It would be undesirable to be constantly going to the court for it?—Yes, it would; but there may be

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special circumstances that may demand a change, you see this last fall in produce has come upon us very suddenly.

41,774. Supposing land went up in value, the tenant would have the right to pay only that judicial rent for a fixed period, and he might take the advantage of the low rent for a certain period?—I would give the landlord the same right to appeal to the Court if he required it.

41,775. At the end of a certain time?—Yes, at the end of a fixed time.

41,776. But then you do not place them both on the same footing, if you do not bind the tenant to take it for that term of years; apart from any other question, supposing the rent is fixed for five years and the value of the land depreciates during that time, the tenant may give it up?—Yes. I do not think you could fix it for five years; I think five years would be rather too long. I think you would have to have a shorter period than that.

Tithe rent charge.

41,777. You have spoken of the tithes, in your district; are they very high?—Some of the land is highly tithed. My own land is tithe free.

41,778. Could you give us any idea of what the average is in your district; it seems to vary very much in different parts of the country?—I could get it you for the whole of Worcestershire very easily; it is easily accessible.

41,779. Can you say at all what it is?—I cannot say absolutely without referring to the figures, but it would be very easy to come at for any parish; I could supply you with the information.

41,780. (*Mr. Little.*) It is not easy to come at the rate of charge, is it? A statement as to the total amount of tithe in any particular parish would not show the burden of that tithe, because it might lie on a small part of the land?—The amount per acre do you mean?

41,781. (*Mr. Dalton.*) Yes?—My own hamlet is all tithe free.

41,782. It is always paid by the owner in your district, I presume, is it not?—As a rule I believe it is.

Market gardens.

41,783. Is there much land in your neighbourhood which is not now market garden, but which is capable of being developed into market gardens?—Yes, I think there is.

41,784. And which would pay for being turned into market gardens?—Yes, I think probably it would. I think that is where security is wanted for the tenant.

Allotments.

41,785. There is a great opening for allotments, I understand you think?—In some districts, decidedly, there is, but I should think they will probably get them now.

Wages of labourers.

41,786. (*Mr. Little.*) You state in your brief that your experience on the point of labourers' wages "does not bear "out Mr. Little's report, which gives the average wage "here as 15*s.*"?—Yes.

41,787. May I ask if you have read that report?—I have.

41,788. Do you find that I have anywhere stated that the wages are 15*s.*?—I offer this correction—"the earnings."

41,789. Will you allow me to refer you to page 83, where the wages of the Cirencester district are given?—Yes, I know that.

41,790. They are stated at 10*s.* 6*d.*?—Yes, and I will make this correction at once—that I should have said "earnings." The difference between the earnings and the wages which appears in your report is not comprehensible to me. To make a margin in our district of 5*s.* between their earnings and their wages would be entirely wrong; there is no such margin.

41,791. You are probably aware that my report was based upon reports from assistant commissioners, who visited the different districts?—Yes.

41,792. Have you seen Mr. Richards' report on the Cirencester district?—A part of it is included in your report, is it not?

41,793. It is a separate report on the Cirencester district?—Yes, but I am a long way from Cirencester you must understand, 25 miles.

41,794. That is the point I was coming to. Mr. Richards' report is as to a particular district, the Cirencester Poor Law Union, and in his report he says that there is a considerable difference between different parts of that district. He gives 10*s.* to 11*s.* as the ordinary wages, and then he gives particulars as to the actual earnings of a number of men in that district, and he deduces from that the conclusion that the earnings through the year of an ordinary labourer are 15*s.* You dispute that as to your particular district, but would you say that it was not true of the district of Cirencester?—My experience at my end of the Cotswolds is that that statement would not apply.

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41,795. But if Mr. Richards states at Cirencester the earnings would be 2*s.* a week more than in the north, it is possible that he may be correct, though that experience would not exactly accord with yours?—Yes, my statement would simply mean that at my end of the Cotswold Hills the wages are not paid on the same basis as at the end which Mr. Richards reported upon.

41,796. That the earnings are not so large at your end of the Cotswold Hills as on the average of the Cirencester district?—Yes.

41,797. That would not impugn the accuracy of Mr. Richard's Report?—I do not impugn the accuracy of his report, I simply say that as far as my experience of the Cotswolds goes, the earnings of the men would not be 15*s.* a week or anything like it.

41,798. I suppose the labourers do earn extra money in harvest time?—Yes.

41,799. And at hay time?—They get some beer and sometimes a little money.

41,800. Do they make overtime?—Not very much of recent years.

41,801. Do they get a house rent free?—Only the stockmen, and you deal with them on a different basis, I see.

41,802. Then the ordinary labourer pays a rent for his cottage?—Yes, he does.

Compensation under the Agricultural Holdings Act.

41,803. I was not here in the earlier part of your examination, and I do not know whether you have been asked any question as to the amendment of the Agricultural Holdings Act, 1883, but I see that you suggest in your brief that some amendment is required?—I have not discussed that question, except so far as to say that a man should be valued into his farm and valued out of it; that is my idea.

41,804. You mean that what he takes should be valued?—Yes.

41,805. Do you mean the farm?—I mean that the question of condition should be dealt with, and that when he goes out it should be dealt with again, and that he should have the benefit, or he should pay the difference.

41,806. He should have compensation, or pay compensation, on the difference?—Yes. In regard to the restrictions on cultivation they are not very common in my district, but I think——

41,807. That is not under the Act of 1883?—No.

41,808. Is the specific amendment that you desire to see in the Act of 1883 that there should be a record of the condition of the holding at entering and at quitting, and that the tenant should be compensated, or should pay compensation in respect of the difference in condition?—Yes, I think that would be equitable.

41,809. Is that the only amendment that you desire to see?—In regard to the restrictions on sale——

41,810. That is not under the Act; I only wanted to know whether you had any specific amendment to propose with regard to the Agricultural Holdings Act?—In regard to the compensation for manures, cakes, and the like used on the land I think that whole question wants to be revised and gone into.

41,811. In what direction: do you mean that it should be more specific, or that it should include other things, or what?—I think the tenant should have a little more advantage under that in regard to the use of manures, and fertilizers, and unexhausted improvements, and the like, but it is rather a difficult question.

41,812. He has now the right to claim for any manures which he may have used; whether the claim is substantiated or not depends upon the view of the arbitrator?—He has a right to claim a proportion.

41,813. Not a proportion; he has a right to claim any unexhausted value?—I think that what I said just now might perhaps deal with that; if you value the condition of the farm when the man goes in and when he goes out—of course you would have to take into consideration what the man had put on it—you would have to take that fully into consideration; indeed, that is the only way in which you can get at it.

Restrictions on cultivation and sale of produce.

41,814. Then with regard to the restrictions as to the cultivation and sale of produce, how would you amend the present restrictions; would you by law give the tenant an absolute right to cultivate as he pleased?—What I have just said about valuing the condition of the land would

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cover that ground. If a man injures a farm by cross-cropping there is a remedy.

41,815. Would you allow a man by law when once he had entered a farm to crop it as he pleased and to sell what he pleased?—Yes, I would.

41,816. Would you prohibit any agreement between the landlord and the tenant which determined the use of the land?—I think when a man has the land he must make the best of it according to his own judgment.

41,817. Supposing he makes the worst of it and ruins the land, and leaves nothing to compensate the landlord?—You have the suggestion I made just now, that if he injures the land he pays.

41,818. Supposing he has not got anything to pay with?—Do you think the landlord would have got it all in the rent?

41,819. Suppose the rent is nothing?—That is very often the case.

41,820. Suppose the tenant ruins the land, takes everything off it, and reduces the value of the land, and has nothing wherewith to pay?—If the landlord sees this going on he has got his remedy.

41,821. If he applies his remedy and gives the tenant notice would you compensate the tenant for disturbance?—Yes, but if he had injured the land, if he had reduced the value of the land, it would be deducted under the suggestion I have made just now.

41,822. Have you ever known cases where the landlord not only loses rent, but is quite unable to get anything from the tenant for dilapidations because there is nothing left?—No, I do not recollect anything of the sort.

Farmers' losses of capital.

41,823. (*Mr. Clay.*) With regard to the capital of the farmer, it has been gradually decreasing, you say?—Yes.

41,824. You say it has been decreasing owing to the endeavour to pay unfair rents; do you mean too high rents?—Yes.

41,825. As the capital of the tenants has been decreasing naturally the condition of the farm has gone down?—Yes.

41,826. And so the landlord is taking rent from the farmer at the expense of his property?—Yes, I think so in some cases.

41,827. Not in all cases?—No, not in all cases.

41,828. In a majority of cases?—In many cases.

41,829. Would you say in the majority or in the minority of cases?—I would say in many cases.

41,830. Do you consider over the whole country that the capital of the farmer has been gradually going down?—So far as I know.

Compensation for home-grown corn consumed.

41,831. Have you had much experience with the Agricultural Holdings Act of 1883?—No, not much.

41,832. Have you considered about amending the Act?—No, not closely.

41,833. Have you considered the right of the tenant to be paid compensation for his home-grown corn?—Do you mean that it should rank as cake?

41,834. Yes?—There is no reason why it should not that I know of.

41,835. Do you consider that a tenant should be paid for what produce of his crop he uses upon a farm?—Yes, that it should be a question of manurial value in the case of either corn or cake.

Malt tax.

41,836. Would you consider that it would benefit the farmer if the beer duty was repealed, and we went back to the malt tax?—I should like to see an Act compelling the brewer to mark the beer what it was made of, whether it was made of malt and hops, or of something else. As to the repeal of the beer duty I am doubtful.

41,837. Some have advocated here that the malt tax should be re-imposed again?—I do not think that would do us any good. I think it would do us good if the brewer were compelled to state what he makes his beer of—whether he makes it of malt and hops or whether he makes it of drugs and sugar and maize and so on.

Land court.

41,838. Regarding your examination on the land court, of course the custom of your country being yearly tenancy you could only give evidence upon that line, and not upon leases?—Yes; I prefer not to give evidence on leases.

41,839. So when the chairman was asking you questions on that point you were not qualified to speak upon it?—No, I do not think I have considered that point fully.

41,840. Might not a land court sometimes bring a landlord and tenant together in fixing rent just as a conciliation board brings the employer and employé together in fixing wages?—I think so.

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41,841. If we have conciliation boards to fix wages there is no reason why the tenant should not have something similar in order to bring the landlord and himself together on a question of rent?—Yes.

41,842. Do you consider also that if a tenant has been long enough upon the place there is a certain amount of amenity about the place for which he may claim, and for which he should be compensated?—Yes, that is my view.

41,843. (*Mr. Whitehead.*) I think you live not very far from Winchcombe, in Gloucestershire?—15 miles.

Lord Sudeley's fruit farm.

41,844. Are you acquainted with Lord Sudeley's large fruit farm near Toddington?—Not intimately; I have been on that estate, but I have not made a minute examination of it.

41,845. Do you know whether that has been a prosperous concern on the whole?—I saw one of the leading workmen there, that is some years ago, and the report he gave me was that where the fruit is planted on good land it seemed to do very well, and paid very well, but that they planted a good deal on poor land, and that is up to nothing. My idea is that a great deal of the land has been planted which was not quite suitable for the fruit. Where the land was suitable it did very well, and was a very good speculation, but where the land was not suitable it was a losing concern, and so it always will be.

41,846. One of the features of that fruit farm, I believe, is that there is a jam factory attached to it?—Yes.

41,847. Has that helped to the profit of the farm, do you know?—I do not know, I have not seen their accounts, but I think they turn out a lot of stuff.

41,848. Have neighbouring farmers been able to send their fruit to that factory, do you know?—Not from my district; I have not heard of any that have done so.

41,849. Has the example of Lord Sudeley encouraged other persons to plant fruit?—There are jam factories at Evesham and at Pershore, which do take the fruit of farmers in the district.

41,850. Has the example of Lord Sudeley encouraged farmers to plant fruit?—I do not know whether the example of Lord Sudeley has done so, but there has been a good deal of fruit planted, and I should say that the fruit industry on the whole is increasing in the district.

41,851. It has not increased very largely, I think, in Gloucestershire, only about 3,000 acres in 10 years?—This is Worcestershire I am speaking of.

41,852. But Lord Sudeley's place is in Gloucestershire?—Yes; the two counties are very much intermixed in our neighbourhood.

Fruit farming.

41,853. You speak of your own farming as having been profitable, mainly, I think you said, owing to the fruit?—To fruit and milk. Milk is my chief thing. I do not know about "profitable." I should want to qualify that.

41,854. You said fruit, I think?—Yes, I grow fruit and it does fairly well, but it is not my leading thing.

41,855. Do you think there is room for extension of fruit farming in the country?—Yes, I think so, in the favourable districts.

41,856. That it would pay?—Yes, in the favourable districts; but you may easily throw a lot of money away in fruit planting.

41,857. If jam factories were near, that would help fruit farming to pay?—Yes, I think that would help.

Soil in Evesham district.

41,858. With regard to market gardening at Evesham, is not the land in that district very peculiar?—I do not think it is the land. I think it is the situation; it is a warm low situation.

41,859. It is alluvial soil?—Some of it is clay; it is chiefly gravel, I should say; there is a great deal of gravel subsoil.

Foreign competition and market gardening.

41,860. Have you heard that market gardeners there have been complaining of the competition of foreigners during the last two years?—Yes, they complain to some extent, but I have not anything very definite on that point.

41,861. And that consequently there has been some cessation in the demand for market gardens in that district?—I have not heard of any cessation in the demand for market gardens at Evesham. I think they are taken up quite as fast as they fall vacant.

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41,862. In spite of foreign competition?—Yes, I think they are taken up. They have got a special line there, which the Evesham people keep pretty well to themselves.

41,863. What is that special line?—Asparagus has a good deal to do with it. Then they have their special system in their cultivation; they seem to me to be a community by themselves very much in this matter.

Market gardeners and competition of farmers.

41,864. Are they not very much interfered with now by farmers who are taking to market gardening? I think you hinted at that in your evidence-in-chief?—We compete with them in such articles as green peas, cabbages, and broad beans. But the point is that these people can get their stuff a little bit earlier than anybody else. They lie in a warm sheltered valley, and so they can get the stuff a little bit earlier; that is where they beat us. The farmer cannot compete with them as to the period, therefore when he comes in the stuff is worth about half as much money as the Evesham people can make of it.

41,865. That applies to asparagus and such things, I suppose?—Yes, and green peas and cabbages and many other things; radishes is a very large business.

41,866. Is it not in articles like asparagus that the foreigner is competing so keenly now with our market gardeners?—The foreigner does not compete with them in asparagus.

41,867. Do you not think that is likely to increase?—The demand for asparagus increases quite as fast as the supply does. I have lately had information about that, and there does not seem any danger of glutting the market in that.

41,868. May we gather that in your opinion there is room for the extension of market gardening in the country?—Yes, I think there is; always provided that it is not attempted in unsuitable districts.

Temporary pastures.

41,869. You spoke of temporary pastures being laid down in your district; would you tell me what the seed is composed of; what seed do they use? It is on the three years' system, I suppose?—They would use clover and trefoil, and then some rye grasses. I could get you a sample of the mixture if you wanted one.

41,870. They do not use any special mixture?—No, it would vary on different soils; they would keep it down two or three years and then break it up again. I think that is a Scotch system.

41,871. (*Viscount Cobham.*) Do you grow sanfoin?—Sanfoin would not do, except on chalky and stony land; sanfoin would not do well in the clay.

41,872. (*Mr. Whitehead.*) You would not include that in the mixture?—Not on the clay. On the Cotswolds I should sow pure sanfoin. I should not make a mixture of sanfoin and something else there.

41,873. (*Sir Nigel Kingscote.*) You told us that you have 164 acres of your own and 47 acres hired?—Yes.

41,874. Is that your sole occupation?—That is my sole occupation. I have been there 23 years.

41,875. Do you actually live upon that?—Yes, I do live upon that, but I did not come here to discuss my own business matters.

North Cotswold Farmers' Club.

41,876. Did I understand you that you were a member of the North Cotswold Farmers' Club?—Yes, I am a member of the Executive Committee of the Association.

41,877. Do you attend their meetings?—Not very often.

41,878. May I ask what their district consists of, where it begins and where it ends?—They go pretty near to Stow-on-the-Wold—not quite to Stow, I think—to Moreton-in-the-Marsh, Chipping Campden, Mickleton, on the way to Stratford-on-Avon, nearly to Shipston-on-Stour in another direction, to Evesham in another direction, and near to Winchcombe in another direction.

41,879. Therefore I conclude that you are pretty well acquainted with the whole of that district?—Yes.

Land out of cultivation.

41,880. That being so, and knowing the Cotswold district proper as you do, may I ask you whether a great deal of land in that district has not gone out of cultivation, or next door to it?—Some land has gone out of cultivation or next door to it, as you say.

41,881. Would you say that a very large proportion has?—No, I should not say a very large proportion. Mind you, that is not dealing with the poorer part of the Cotswold Hills. I have understood that on the Cotswold Hills there is a good deal of derelict land like that, but not exactly in the district I am referring to. Mine is not a pure Cotswold district.

41,882. I see you say in your brief that the depression does not appear to have seriously affected the large landowners. I want to ask you whether there are not very large landowners within the radius you have named who have suffered most severely?—Of course I do not know what their private affairs are, I only know that their establishments are kept up.

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Effects of depression on landowners.

41,883. Is it not within your knowledge that several large places there have been let, as the landowners have not been able to live upon them?—I cannot call one to mind at this particular moment, but possibly if you were to name one I might be able to answer you.

41,884. (*Viscount Cobham.*) You are speaking strictly of the North Cotswold district, are you not?—I am speaking of the North Cotswold country now.

41,885. (*Sir Nigel Kingscote.*) I suppose you also know that tenant farmers have suffered very greatly up there?—They have.

Reduction of rent.

41,886. And that rents have been reduced very largely?—Yes, the rents have been reduced.

41,887. What per-centage should you say the rents have been reduced in this North Cotswold district?—I have grounded myself in regard to the Worcestershire side on the investigations which were made by the Worcestershire Chamber of Agriculture on this subject——

41,888. But Worcestershire is not the Cotswold district that you have been talking about?—Worcestershire is my end of the Cotswolds.

41,889. You cannot say that the Cotswolds are actually in Worcestershire?—No, I am not dealing with the pure Cotswold district at all; I am dealing with the northern end of the Cotswold Hills. The Worcestershire Chamber of Agriculture made careful investigations, and reported that something like 17½ per cent. represented the permanent reduction, but that there had been temporary reductions as well.

41,890. That has nothing to do with the North Cotswold district proper, situated in Gloucestershire, has it?—The Cotswold district proper?

41,891. The one you named when you gave me the area just now?—The district I gave you was not the Cotswold district proper. You could not call Shipston-on-Stour a Cotswold district.

41,892. I am talking of the North Cotswold district?—The Cotswold district proper?

41,893. No, the north Cotswold district that you described just now; you said you were on the executive of the Farmers' Association of that district; I am confining myself to that. You told us what your Worcestershire report says, but I want to know whether that Worcestershire report applies to this north Cotswold district or not?—It applies to a part of that district, but the North Cotswold Farmers Association covers a larger area. In an earlier part of my evidence I read from this report, and stated that the Worcestershire Chamber of Agriculture reported a reduction of rents for Worcestershire of 17½ per cent., with some temporary reductions in addition, but that the North Cotswold Farmers' Association reported a somewhat larger reduction, and they spoke of good clays and loams on the slopes of the Cotswold Hills being reduced by something like 33 per cent. I have no doubt the per-centage of reduction on the Cotswold Hills is larger than it is in the lower lands.

Effect of depression on landowners.

41,894. (*Viscount Cobham.*) I see you say in your brief that there has been an average reduction of rents of about 20 per cent. Then you go on to say that the depression does not appear to have seriously affected large landowners, because 80*l.* will buy more to-day than 100*l.* would have bought 20 years ago. Is there not a fallacy in that? A fall of 20 per cent. in the rent would come entirely upon the spending margin of the landowner, would it not?—Do you mean settlements and that kind of thing?

41,895. I mean putting aside debts: supposing that the up-keep of the estate and the landlord's various miscellaneous charges come to 50 per cent. of the rents, which they very often do, then the 20 per cent. reduction of rent would really be 40 per cent. to the landlord, because it would reduce his spending power by 40 per cent. apart from the up-keep of the estate?—Would it cost as much to keep the estate up now as it did 20 years ago?

41,896. I am assuming that—we have often been told that it is so—there is as much to be spent in keeping up an estate now as formerly; assuming that, does it not follow that the landowner's margin of 50*l.* has been reduced by 40 per cent., and not 20 per cent.?—He receives 80*l.* instead of 100*l.* I put it like that, and I simply say that 80*l.* to-

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day will buy more than 100*l.*, or as much as 100*l.* would have bought 20 years ago. There may be special circumstances known to the landlord which will make the matter more adverse to him than appears on the surface.

41,897. Assuming that he has to pay for the up-keep of the estate a half of the gross rent, then the whole of the 20 per cent. reduction would fall upon the second half?—The cost of keeping the estate up does not appear on the surface. I only know what I see; I see that he gets 80*l.* for 100*l.*, and I also see that 80*l.* will buy as much now as 100*l.* would 20 years ago. What the landlord does with the 80*l.* after it has gone into his pocket I am not in a position to say.

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41,898. Still, if my assumption is correct, my conclusion is correct?—Yes, you know more about the cost of the up-keep than I do, I have no doubt.

The witness withdrew.

Mr. GEORGE ADAMS called and examined.

Mr. G. Adams.

Mr. G. Adams.

41,899. (*Viscount Cobham.*) I believe you are a large farmer in Berkshire?—I am.

Particulars of witness's farm.

41,900. Can you tell us how much you farm and what is the character of your business?—I farm just over 3,000 acres, about half of it is arable and half of it pasture.

41,901. What is the character of your land?—I have very stiff clays; I have sand and gravel and loam.

41,902. How do you manage your farm?—I keep a little over 200 milking cows; I keep a flock of very good Oxford down sheep. I keep all my heifer calves and all my ewe lambs. I used to grow a good bit of wheat and a good few swedes.

41,903. Do you wish to give us the results of your farming during the last 15 years?—When I first began farming——

41,904. When was that?—I began farming in 1869. It was very good for the first three or four years and then it gradually got worse, and the last two or three years it has been scarcely worth doing, in fact for the last six months it looks as if it is was scarcely worth doing at all.

41,905. When did the turn in the tide take place?—It began with the very bad season of 1879, I think.

41,906. Then you do not consider that you have very much to complain of till comparatively recent years?—In recent years most.

41,907. Would you say the last four or five years?—The last nine or ten years.

41,908. In what respects have you suffered chiefly?—I think we have suffered the greatest from foreign competition.

41,909. In the prices that you get for your produce in fact?—That is it.

41,910. Have you been able to maintain the amount of produce you have put out?—Yes, I think our crops have been quite as good, except in 1893, which was a very bad season indeed, we had a very short hay crop then to begin with.

41,911. You do not consider that you have suffered more than you had a right to expect from bad seasons?—No.

41,912. You have suffered entirely from the fall of prices due to foreign competition?—That is so.

41,913. Do you consider that a farm like yours can pay its way at present prices?—It cannot. I do not think it can for a minute. If it so continues, a great many farmers will have to give up the business altogether. In fact they will be ruined.

Particulars of witness's farm.

41,914. What rent do you pay for your 3,000 acres?—I pay from 15*s.* up to about 27*s.*

41,915. Does it average a pound an acre all through?—It would be about that.

41,916. (*Mr. Little.*) Twenty-seven shillings would be for land in the valley of the Thames, I suppose?—Yes, t would.

41,917. (*Viscount Cobham.*) Is that a considerably reduced rent upon the rent of 1879?—Yes, Lord Wantage has reduced our rents nearly 40 per cent.

41,918. Do you rent under Lord Wantage?—I rent 500 acres under him.

41,919. (*Sir Nigel Kingscote.*) You do not rent all of it then under him?—No, not all of it; only 500 acres under Lord Wantage. He has met his tenants very well indeed.

41,920. (*Mr. Little.*) In what direction do your farms lie, and on what class of land?—We have a good deal up the Thames Valley, and then we have a little on the Stone Brash in Oxfordshire—almost like the Cotswolds; then we have very hot sand, and we have a little gravel.

41,921. Do you run towards Buscot?—A little. That is very stiff clay.

41,922. (*Viscount Cobham.*) Does much of your 3,000 acres represent sheep run?—About a quarter of it is sheep run.

Low prices.

41,923. Would you go so far as to say that, whatever the rent, at present prices it would be ruinous to the farmer?—Yes, if we get the land for nothing now it would not be so well as when we paid a good rent a few years ago.

41,924. You have not experienced such a fall as that in dairy produce, have you?—Dairy produce has fallen a good bit. We used to make clear nearly a 1*s.* a gallon of our milk, but now a good many can only sell it for a 1*s.* Some do it for 13*d.*, and I sell it for 14*d.*

41,925. (*Mr. Little.*) A barn gallon?—Yes.

41,926. We had better have what the barn gallon is?—The barn gallon is a very foolish measure indeed.

41,927. (*Mr. Everett.*) How many pints are there in it?—Seventeen pints. I think we quite give away the last pint.

Fall in price of dairy produce.

41,928. (*Viscount Cobham.*) Could you give us an estimate of the fall in dairy produce in the last 10 or 15 years?—I should think it is nearly 25 per cent. Butter, you see, has wonderfully gone down in price through the large importation of foreign butter.

Fall in price of barley.

41,929. In addition to dairying I see you grow barley, wheat, beans, swedes, thousand-headed kale, and other crops?—Yes, but I should like particularly to speak of barley. I think the malt duty being shifted from malt to the beer is very much against the farmer as well as against the landowner. Our barleys do not fetch the money that they used to. The brewers are allowed to make beer of anything and everything, and that is very much against the labouring men who drink it, as well as against us who produce it.

41,930. Has that affected the finest barleys?—It has very much affected them.

41,931. Do you grow the best malting barley?—Some of it I do. We grow heavy crops. Even the best barleys are very much reduced.

41,932. But the effect has been worst upon the lower grade barleys, I suppose?—I think you can take it all round, because they can buy such a lot of cheap barley coming from abroad which does not contribute at all to our taxes. Every sack we English farmers produce is taxed to maintain the poor, the roads, the schools, and everything else for which taxes are made.

41,933. What remedy for this state of things can you suggest?—I really think we ought to ask to have the beer made with malt and hops as it used to be. It was far better then. One could drink a glass of beer then. Now we are almost prohibited from it.

41,934. That would be rather a strong measure, would it not, if the beer made in the present way is wholesome?—I do not think it is so wholesome. The doctors, if you go to them, say at once, "Knock off your beer." I know very well there is a good deal of beer tampered with very much now.

41,935. Supposing you could not do that would you re-impose the malt duty?—I would, certainly, and allow the farmers to use malt for cattle under certain restrictions, mixing linseed with it or fenugreek before it leaves the limehouse, or something of the kind. That would prevent it being used for beer entirely.

41,936. There is a good deal of barley imported for feeding purposes, is there not?—There is a good bit, but I think the barley that is imported ought to bear a fair tax as our own English barleys do. We have to make the roads at the present time for the foreign barley to be carried over.

41,937. Do you grow more barley than wheat?—I ought to grow more wheat than barley, but wheat is now almost a thing of the past when you have to grow it at 10*s.* a bag.

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41,938. Have you been using wheat much for food?—I have only sold one lot of wheat this year. We have been grinding and boiling all the wheat we grow instead of buying so much cake.

Use of wheat as fodder.

41,939. I see you breed a large number of sheep. What has been your experience in regard to the prices of mutton?—My experience of sheep is that it has been about the best thing I have done. I keep a very good flock, and I have sold sheep at from 40 to 100 guineas each. That has been my great aim for the last 20 years.

Fall in price of sheep.

41,940. (*Sir Nigel Kingscote.*) What are your sheep?—Oxford Downs.

41,941. (*Viscount Cobham.*) I suppose you find the fall in the price of sheep which has taken place is counterbalanced by the fall in feeding stuffs?—There is not such a demand now from abroad for sheep.

41,942. (*Mr. Little.*) You mean for your rams?—Yes.

41,943. (*Viscount Cobham.*) Was last year a pretty good year for your sheep?—1894 was not a good year. The demand from abroad was very small, and the English farmer will not give the price he used to do when he had the money; when he was doing better he would give a larger price for the sheep. The price for rams, I should say, fell quite 25 per cent. At the present time the best English mutton is selling at a very fair price indeed, but then there is a good deal of foreign mutton coming into our English markets and being sold as prime English. I am quite sure of that. A great many butchers buy it and bring it down into the country and sell it as English mutton.

Marking of foreign meat.

41,944. Do you think anything should be done to stop that?—I really think something ought to be done. I think the butcher ought to have it up in the shop, where he sells the foreign meat, that he does sell it.

41,945. Have you seen Mr. Jeffrey's Bill to provide for that?—Yes; I think it ought to go farther. I really think that at the hotels where they cook it, and at the restaurants it ought to be up.

Burdens on land.

41,946. Do you consider that the heavy burdens on land contribute to the depression of agriculture?—Yes, I think our land ought to be treated as the manufacturers' raw material is. I think we ought to be rated on our houses, our stables, our barns, and all that, but I really do not think we ought to be rated on the land.

41,947. Rates, therefore, should be imposed only on the house and the buildings?—Yes, but things have so wonderfully altered; we did not, years ago, have these large importations of butter, cheese, and milk, I can remember years ago when my father used to have 400 and 500 tons of cheese. Now the foreign importation does away with all that.

41,948. Have your rates increased?—They have a little, especially where you farm pretty well. But there is so much land going out of cultivation, and land which is being farmed badly.

Land out of cultivation.

41,949. Has much land gone out of cultivation in your neighbourhood?—There is a good bit of it. On the last four or five farms that I have taken the people had nearly failed, and I took them in a very bad state indeed. I am quite sure that a man with 300 or 400 acres cannot possibly get a living.

41,950. What is the character of the land which has chiefly gone out of cultivation?—In the Cotswold Hills you really can have the land for nothing if you will pay the rates. There are a great many farms you can have if you will pay the rates and taxes.

41,951. Dry hill land?—Yes, and wheat-growing land.

41,952. Are you speaking of the land in the vale?—Yes.

41,953. Stiff land?—There are lots of clay farms I really would not have at present prices if anyone would give them to me.

41,954. Would they not carry grass?—Unless you put a lot of manure on them, and make the condition first, it would be almost useless.

41,955. Do you think that ultimately such lands will have to go into grass?—They will; there are hundreds of acres let down to grass with us which are of very little use, although they are let down.

Highway rate.

41,956. Although your rates have not much increased, you complain a good deal of the highway rates, I see?—I think since the pikes have been done away with they have increased within this 20 years—since the roads were put on to us.

41,957. (*Mr. Dalton.*) Are you sure of that?—Yes.

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41,958. What are they now?—We are paying now about 2*s.* in the £; we used to get off with 18*d.*

41,959. Is that for everything?—For everything. We are as low rated as anywhere that I know.

41,960. (*Viscount Cobham.*) Do you say it was 18*d.* plus the turnpikes?—It used to be 18*d.*, and now it has got to 2*s.*

41,961. What I meant to say was that when it was 18*d.* you had to pay the turnpikes too?—Yes, we had to pay the turnpikes. That was very little for a farmer living and going between our place and the station.

41,962. How would you deal with the maintenance of the highways then?—We have highway boards, and it has been managed by the way wardens up to the present time. Now it is taken over by the District Council.

Wheel tax.

41,963. How would you alter the present system which you complain of?—A wheel tax would, no doubt, be much the fairest way of dealing with it.

41,964. You would not bring back the turnpikes?—I would not, certainly. You might put a small duty on the foreign produce, which travels over them a great deal.

41,965. (*Mr. Little.*) Would you tax a farmer's wheels?—I should treat it as A, B, and C, something like the Income tax. Let the man who is on the roads every day be treated as A. Then take the next class, gigs and traps, as B, and then the farm carts as C.

41,966. You would have a graduated scale in fact?—Yes.

41,967. (*Mr. Dalton.*) The cost of the disturnpiked roads is now borne by the County Council, is it not?—It is.

County rate.

41,968. You have not found that your county rate is higher now than it used to be, have you—what is it for your county?—I cannot tell you exactly; I think it is higher since the County Council.

41,969. It was not higher in 1893; you have had so many Government subventions for your main roads?—We had previously, but now it comes out of the county rate, I think.

41,970. There are large Government subventions which go in aid of the county rate; are you quite sure that your county rate now is higher than it was before the turnpikes were abolished, because if not you do not seem to have any additional cost for the turnpikes being thrown upon you?—We have an addition.

41,971. What is the county rate now, do you know?—I cannot tell you exactly.

41,972. In 1893 it seems to have been 4*d.* in Berkshire?—The Berkshire roads, I think, have the credit of being better than the roads in most counties. We did them so well for many years that now we do not feel it. In the adjoining county, in Oxfordshire, the roads are very bad, and they are feeling it there much more than we do in Berkshire.

41,973. (*Viscount Cobham.*) I suppose the whole point is, that whatever the highways may cost, you consider that you pay too large a proportion of the expense?—Yes, that is what I mean.

Railway rates on milk.

41,974. How do the railway rates affect your business in milk—can you explain that?—I have to keep milk and get the cash from one cow in every seven for the Great Western Railway Company, and that, I call, a very stiff charge. If any one keeps 280 cows they have to keep and milk 40 for the Great Western. I am keeping and milking now 30 for them to pay their rates. Then, again, we have to sign a form that we will not hold them responsible for any milk spilt, knocked down, or not delivered, and that we will not call on them to refund it.

41,975. When you first began selling milk, did the railway company carry it in passenger trains?—Yes, they did, and they did not charge for empties then; now they charge us 2*d.* each for empties.

41,976. In your brief you compare the rate for the carriage of milk with the rate for the carriage of beer—is beer carried in passenger trains?—It is not; but there is a sufficient quantity of milk now to ask the railway companies to carry it separately.

41,977. The rate was fixed by the rates committee, which sat two years ago?—Unfortunately; and the farmers left it to the trade in London to represent them as they paid the carriage of the empties. But instead of representing the farmers they got the empties knocked off entirely, and the whole of the carriage is now paid by the

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farmers. The companies will bring the empties back, but before they will load them they require 2*d.* per churn for it.

41,978. Then your interests were badly represented before the Rates Committee?—Very badly indeed.

41,979. Are you speaking not only your own opinion but that of your neighbours?—It is the general opinion of the farmers that we are charged too heavily by far for the carriage of milk. It costs close on 30*l.* a year to take one churn of milk a day to London. It is a good paying thing for them, and would pay them much better than anything else I think.

41,980. Do you sell the whole of your milk?—I do.

41,981. You only make just enough butter for yourself?—Just for myself and a friend or two.

41,982. Do you consider that the sale of milk is more profitable than the manufacture of butter?—It is much more certain. There used to be a great deal of cheese and butter made with us, but it has now all died out.

41,983. (*Mr. Everett.*) How far are you from London?—Just 70 miles.

Railway rates on sheep.

41,984. (*Viscount Cobham.*) What is your station?—Farringdon. Now we are speaking of the railways I should like to add that we can send a sheep to Hamburg for about 8*s.*, but it costs us about 8*s.* or 9*s.* to send a sheep to Kelso, in Scotland. I have sent them to both places. I used to send them to Scotland, but the high duty quite stops us from doing that now.

Commercial gambling.

41,985. I see you complain also of the gambling in wheat and other grain, and that you think that that is one of the main causes of the fall in prices; have you gone much into that question?—I have, a little; I have been in a little speculation once or twice myself with it, and I really think that until we get an alteration there we shall not see any better prices for our produce.

41,986. Is it a question that is attracting a good deal of attention among the farmers now?—I think they are beginning to think so. I think it is represented that thousands and thousands of quarters more wheat grow, and are on the market more than there actually are because you can buy it with the option, if they pay a shilling or two shillings a quarter, to sell it at any time.

41,987. You have read Mr. Smith's writings, have you?—I have read some of them.

41,988. We have had Mr. Smith here, so perhaps we need not go further into the question; is it a question that is exciting much attention among farmers?—More attention every day.

41,989. (*Captain Owen Thomas.*) Did you make any money at it?—I did at first.

41,990. Were you a bear or a bull?—I was a buyer, and then I sold. I should say it did not do at all. They could rig the market, and bring it down or take it up, just as it suited them. There is no doubt that there is a great glut of wheat shown more than there actually is, and that is why, I think, while we can buy it so far forward we shall not see a change in the prices.

Payment of labourers.

41,991. I see you have introduced a system of paying your labourers on Friday morning instead of on Saturday night. Why did you make that change?—When I first began business we used to pay on Saturday evenings, and they all went into the town together for shopping. I found that the money then did not go so far as it ought to, so I altered it to Friday morning, and now I find they are much better off; the wife gets the money, and the orders are given, and the things are brought to the door.

41,992. When do you pay them now?—I pay them every Friday morning up to Thursday night.

41,993. When does the wife get the money?—She gets the money from the husband on Friday, and that gives them a chance of going to the shops.

41,994. Do you mean that the wife goes there while you are paying the men?—No; the husband, as a rule, hands it over to his wife.

41,995. He goes home to dinner and gives it to her?—Yes.

41,996. Do you think that has had a beneficial effect?—I am quite sure it has, and I think it has had a great deal to do with my success in farming, because we get a better class of men.

Early closing.

41,997. I see that you suggest in your brief that all provision shops should be closed at 7 or 8 o'clock in the evening, but the result you have attained could be effected by farmers adopting your system without adopting such a strong measure as closing the shops so early?—I really think that if it could be carried out all through England it would be far better. I think that if you keep the shops open late they spend half as much more as they ought.

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41,998. Might not the result you want be produced by all the farmers paying on the Friday morning as you do?—It might; but I think keeping the shops open late at night is very much against the lower class.

Import duty on flour and meat.

41,999. As to placing a duty on any class of imports, have you any opinion to express to this Commission?—I think implements and all classes of manufactured goods ought to have a small import duty put on them. We ought really to ask for that on such like foreign things.

42,000. Would you include flour in "manufactured goods"?—Yes; and dressed beef and mutton, but I would let the wheat, the sheep, and the live cattle come in free of cost: let it be manufactured here.

42,001. Would it not be rather a strain on language to call dressed beef or mutton a manufactured article?—Not more so than the flour. With the wheat we should get the bran and the pollards, and the poor man would be able to get his bran and his pollards and feed his pigs much cheaper, and we would put in work all the mills that are being shut up, and many more industries of the kind.

42,002. Have the country millers been very much hit of late years?—Very much hit indeed; a good many of them are not in work now, and there is no chance of their getting it.

42,003. Is your opinion shared in by the majority of farmers?—Yes; I am sure it is with us.

42,004. As far as you know?—Yes.

42,005. Their opinion goes a good deal further than this, perhaps?—I think the feeling is growing daily much more than it used to do a year or two ago that what I am suggesting ought to be the case. I will give you an instance of it. Not long ago I tried to send a ham to Germany. It went out to Hamburg with other things; it was overhauled, and I was written a very short letter to by the authorities for sending it. I ought to have driven 22 miles to go before a notary to declare that I bred it and fed it. They said it was to be returned or that I should pay a heavy duty on it. I said I would pay no duty, and that they were to send it back. It came back to 90, Fleet Street, and down to my house. When I came from Germany myself, we brought, I should think, 500 tons of bacon with us to London. I do not think that is fair dealing at all. The German farmer can send all his bacon to us; the English farmer cannot send a pound there at all without declaring that it is bred by himself, and paying a duty of more than it is worth.

Effect of agricultural depression.

42,006. (*Sir Nigel Kingscote.*) I suppose that you feel that the landlord, the tenant, and the labourers have suffered considerably from the agricultural depression?—I think the landlord has as much as any one; then, I think, comes the tenant.

42,007. You think the landlord has suffered as much as anyone?—I think the most.

42,008. Then the tenant, and then the labourer, who has suffered the least?—The labourer has suffered the least.

Condition of labourers.

42,009. First of all as regards the labourer, can you get labour as efficient, as good, and as cheap as you used to or not?—We have a very good lot of labourers.

42,010. And you have no difficulty in getting them?—Not now. We have a great many out of employ who would be employed if produce sold better than it does, but the farmers have not got the money to pay them.

42,011. You do not find that the young men get away into the towns or leave you, and leave behind nothing but the older men?—There is a little inclination of that sort, but I do not think it would be so much if we could employ them better than we do.

Wages of labourers.

42,012. What is the rate of wages in your district?—My milkmen can get 14*s.* a week.

42,013. They are employed seven days in the week, are they not?—Yes they are; the other men run from an old inferior labourer at 9*s.* to 10*s.*, 11*s.* and up to 12*s.* That does not include piece-work in the summer. I should think a good active man would make 14*s.* or 15*s.* a week, taking the year round.

42,014. (*Mr. Little.*) How many hours do the milking men work?—Our men come at about 5 o'clock; they have an hour out for breakfast, and an hour for dinner, and they leave at 5.

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42,015. (*Sir Nigel Kingscote.*) Does the labourer live as well, or better than he did 20 years ago?—He lives better, because he can buy more cheaply. Half a sovereign now will buy what I should think 15*s.* used to do.

Changes of tenancy.

42,016. Then as regards the tenants in your neighbourhood; have there been many changes of tenancy?—There have been a good many.

42,017. Owing to bad times?—There is no doubt about it.

42,018. The tenants have succumbed and have been obliged to stop farming?—They have been obliged to do so.

41,019. Have many of the farms fallen into the hands of the landlords?—A good few have.

Effects of depression on landlords.

41,020. As regards the landlords and those who possess large estates—I believe there are some large ones in your neighbourhood, and on part of the Cotswold Hills—would it be your opinion that the depression has not seriously affected those large landowners?—It has very much affected them.

42,021. It has?—Very much.

42,022. Then you would not agree with what the last witness said about that?—Certainly not; in fact I am sure that it is totally different, because it is well known that you can have what land you like on the Cotswolds, and that they are only too pleased to let it at any money.

Market gardening and fruit.

42,023. (*Mr. Whitehead.*) Have you ever tried market gardening?—I have, and I have tried fruit.

42,024. What do you make at those industries?—If you get a good crop it is not worth gathering; if you get a bad crop you may make a little out of it.

42,025. There are too many in the same trade you think?—Yes, we shall find that there is going to be a great change in the country through this Allotments Act. Let there be 10 acres extra of potatoes grown in each parish—which I think there will be, and we shall find that they will not pay the cost of cultivation—we shall be sure to find that, because potatoes will not pay the poor man for planting.

Allotments.

42,026. Do you think that the allotment holders will become market gardeners, and will compete with market gardeners; is that what you mean?—That is it. I have laid out allotments myself, and given them to the men without any charge whatever. I have laid them out in half acres. The men have tried it for a year, but have said it was not worth doing. At first they took half an acre each, but they gave up three or four acres to me, to plough it, when they had no rents whatever to pay.

42,027. Is half an acre enough for them, or too much?—I think half an acre is a really good garden, and as much as anyone can cultivate to do himself and his employer any good whatever.

42,028. According to you they do not seem keen about that?—If they have got about 40 poles—a quarter of an acre—I find that is about as much as they care to have.

42,029. They cannot manage it with their other work?—No, they cannot. I make it a rule to give them as much as ever they wish for; in fact I never refuse a man, and I find they do not want too much.

Payment of labourers.

42,030. I did not quite gather at what time you pay your men on Friday morning, nor how you manage?—The first just before seven.

42,031. When they first come to work?—Yes.

42,032. And they take it home to their wives at breakfast time or dinner time?—Yes; I think they can make more of it when it is paid like that.

Butter factories.

42,033. Have you any butter factories in your district?—Mr. Henderson, of Buscot, has a butter factory; he buys of the farmers.

42,034. How does that answer?—I do not think it pays him at all.

42,035. Because the farmers do not care to send their milk there?—It is better for the farmer than it is for himself. We have got these foreign competitors coming in now, and we do not get the price we used to get. We used to get a higher price for the butter. I think this year 1*s.* 2*d.* or 1*s.* 3*d.* has been the highest price, but we used to get 1*s.* 6*d.* and 1*s.* 8*d.*

42,036. You say that it is better for the farmer than for the owner of the factory?—I think it is because it is convenient for the farmer to send it.

42,037. If factories were established it would pay the farmers to send their milk to them, and the farmers would send their milk there?—I should like to see the factories very much.

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42,038. (*Viscount Cobham.*) Does he make cheese there as well as butter?—He does not. They tried cheese, but they found that the foreign cheese took the place of it.

42,039. (*Mr. Whitehead.*) Would it not be possible to establish a factory by co-operation as they do in America on such a very large scale by the farmers joining together in establishing a factory?—I think it would, but it is a difficult job to get farmers to combine—more so than almost anyone else.

42,040. Have you ever tried to get them to combine?—I have. Licensed victuallers, you see, will combine together, but you cannot get farmers to.

42,041. Do you think it would be important and useful to have butter factories in your district?—Yes.

42,042. And in other districts where cows are kept?—Yes.

42,043. You would rather do that than send the milk to London, do I take it?—I think myself, as I have a pretty good way of selling it, I should do better to sell my own. The dairy has got a good name, and that makes a good deal of difference.

42,044. Probably other farmers think the same, which does not quite agree with what you said just now?—For the public at large it would be best to have the butter factories, because we could send it when it was wanted at 1*s.* a gallon, and when it was not wanted it could be made up into goods. It would be best for the public to have factories. You would only send it when it would make the 1*s.*, instead of taking as you do now and then 7½*d.*

42,045. (*Mr. Little.*) And perhaps it would be best for the average farmer?—I think it would.

40,046. (*Mr. Whitehead.*) If you have got a uniform quality of butter that would compete with foreign produce, would it not?—It would.

"Buscot" estate.

42,047. (*Sir Nigel Kingscote.*) Do you know the Buscot estate?—I do, very well indeed.

42,048. Have you known it for some years?—For 30 years.

40,049. Under every sort of vicissitude?—Yes.

40,050. You have known it as a wheat-growing estate?—Yes.

42,051. And as laid down to grass with sheep?—Yes.

42,052. And now what is it?—Now it has got mostly into dairy.

42,053. I suppose, taking it from first to last, an immense sum of money has been lost upon that estate?—I should really think there has been 250,000*l.* lost there; I would not have the estate to pay what has been lost there.

42,054. What is it doing now?—It has got back into what it was 30 years ago or more.

"Minster Lovell" allotments.

42,055. Do you remember when an estate near Witney was made into small holdings by Mr. Fergus O'Connor?—Yes, just before I began to farm.

42,056. What were those holdings called?—The Minster Lovell Allotments.

42,057. You remember their being formed?—Yes.

42,058. And cultivated as small holdings?—Yes.

42,059. Everyone having a little holding and a house of his own?—Yes.

42,060. And a certain amount of buildings?—Yes.

42,061. How long did they prosper, or did they ever prosper?—They never prospered. There are no men who work so hard as those who have got them now, and they have got three or four into one hand.

42,062. Are there any of those small holders in existence now?—They have got three or four of them in one holding now. It is very rare for them to have an allotment by themselves.

42,063. Most of them have got consolidated with other holdings?—That is so.

42,064. Then you can say from your own knowledge that the whole thing has been a perfect failure?—I think so.

Reductions of rent and assessments to local rates.

42,065. (*Mr. Dalton.*) I do not think we have heard what your reduction of rent has been?—It has been 30 per cent. permanent, and then we have some extra for bad seasons. It has been about 40 per cent. think, on Lord Wantage's estate.

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42,066. What is the rent now?—It is about 1*l.* an acre, taking it all round.

42,067. What are you assessed at for the local rates?—We are assessed at the same.

42,068. Then you have got the benefit of the reduction in your rent?—We get it on the permanent reduction, but not on the temporary reduction, and that is rather unfortunate for us.

42,069. I see from your brief that you think that one of the causes of the depression is the heavy burdens on land?—I do.

Rates on witness's farm.

42,070. Can you give the figures that you have to pay; what do you pay on your whole farm?—Really, I cannot tell you; I did not come prepared for such a question.

42,071. Is it any considerable sum?—Yes, it is a considerable sum.

42,072. Do you think it is 2*s.* in the £ now?—It is quite that.

42,073. What is your rent?—My rent is a little over 1*l.* an acre.

42,074. On 3,000 acres?—Yes.

42,075. You think the rate was 1*s.* 6*d.* in the £ some years ago?—It was 1*s.* 6*d.*, I know.

42,076. Can you say in what year that was?—I cannot.

42,077. I have not got the figures back for a great number of years, but I should have judged from the figures I have here that it must have been higher in the past?—It has been higher, and it has been lower.

42,078. On an average, what do you think it has been; how many years have you had to pay?—I have been farming since 1869.

42,079. You would not say that there was any considerable increase now as compared with the average amount that you paid 30 or 40 years ago?—It is higher, because other land has been reduced.

Rateable values of property in his union.

42,080. On the other hand, other properties in your union and county besides agricultural land have gone up very much in value?—House property has.

42,081. And railways?—Yes.

42,082. The railways are assessed very highly, I think, in your union?—We do not get a lot of railway in our union.

42,083. Which is your union?—Farringdon. We only get, I think, about three or four miles.

42,084. (*Mr. Little.*) You have a branch line?—A branch line, and the Great Western just touch us.

42,085. (*Mr. Dalton.*) According to a return which we have just received from the clerk to the Assessment Committee in your union, the rateable value of railways in your union was 22,235*l.* out of a total of 106,916*l.* for the whole union. Therefore your railways pay more than a fifth of the whole of the rates of the union?—Yes, they do.

42,086. That is a very large proportion?—I did not think it was so much as 22,000*l.*

County rates.

42,087. You also say that highway rates have pressed heavily on the land since the turnpikes were abolished, but from the return which I have here of the Berks county rates there seems to have been no rate for general county purposes at all in your county either in 1890 or 1893—I do not know whether there was one in 1894?—There is a county rate.

Maintenance of main roads.

42,088. A county rate, but not a rate for general county purposes. There is a fourpenny county rate altogether, which is for special purposes, for police and so forth, but for the years 1890 and 1893 certainly there was no general county rate, and the whole cost of the disturnpiked roads therefore must have been paid out of the Government subventions. I do not know what happened last year?—I think it is paid out of the county rates.

42,089. It is, if the subventions are not sufficient, but these are returns furnished by the Clerk of the Peace for Berkshire and they distinctly show that in the years 1890 and 1893 there was no county rate for general county purposes, and therefore there could have been no charge on the county rate in those years for disturnpiked roads in any part of your county?—I do know that we had 2,800*l.* the last three years from the County Council, that is from the county rate to support our roads in our district.

42,090. (*Mr. Little.*) Does your highway district take the maintenance of the main roads?—Yes.

42,091. (*Mr Dalton.*) Then you get it paid back to you?—Yes, out of the county rates.

42,092. Not necessarily out of the county rate; it is paid back by the County Council, but there does not seem to have been a county rate for the purpose in those two years; it is paid out of the county funds. The reason why there was no county rate for the purpose would be that the Government subvention was sufficient to meet the whole cost?—I am afraid it was not.

42,093. It must have been in those two years, in 1890 and 1893; that is quite clear; but you cannot say, I suppose, whether there was anything in 1894—whether you had to pay anything out of the rates for the turnpikes in 1894?—They had ceased to be turnpikes.

42,094. Yes, they are disturnpiked roads, as they call them now—main roads; if these returns which I have are right, there has been absolutely in some years no charge whatever on the land for these roads. You have got the benefit of not having to pay turnpike tolls, and, in two years, at any rate, no cost whatever was thrown upon the rates. You are a very exceptional county, therefore, in that respect?—We have taken for the next three years, 2,600*l.*

42,095. You get that from the county fund?—Yes.

42,096. The county did not find it necessary in 1890 and 1893 to levy a rate for that. They have had the Government subventions, and the 2,600*l.* that you get will come out of that; in the two years when they did levy anything for general county purposes, which would include a great many other purposes besides main roads, they levied in 1891 a rate of 1½*d.*, and in 1892 a rate of ¾*d.*, so that the cost of these old turnpike roads which now falls upon the land must be very small indeed in your county—at any rate, that would not at all account for the agricultural depression?—No, it would not.

Clearing of watercourses.

42,097. (*Viscount Cobham.*) Is there anything else you wish to add?—There is one more thing I should like to speak to; I think we want it changed very badly, and that is the call on a neighbour below you to get a watercourse or that done out. I believe you can get it done, but it wants some more simple machinery. Where you get a running stream going through your farm you will find the tenants at the present time unable to pay to do it out. That is a thing we want attending to very badly, as it is stopping a good deal of drainage.

Witness's experience of farming.

42,098. (*Captain Owen Thomas.*) How many years have you been engaged in farming?—I have been farming largely for 20 years.

42,099. How many acres had you at the commencement?—About 600.

42,100. Since then, have you gone on increasing your acreage?—Yes.

42,101. When did you think that farming ceased to pay?—After 1870. I have made mine pay better, because I have got a good class of sheep, and can sell them at a bigger price than many farmers.

42,102. Of course, we have since had a worse time than in the 70's even?—Yes, much worse.

42,103. But you have been taking farms very lately?—I have been taking farms which have been given up, and the landlords could not find men to take them.

42,104. What rents have you paid for those farms that you have taken on?—Where I have got to put them into condition, I have taken them as low as 15*s.* or 16*s.*

42,105. Can you make them pay?—I cannot at the present prices—that is certain.

42,106. Will you lose money by it?—I shall lose money, and have this last year.

42,107. Will you go on farming and losing money?—I hope to see better times, and I hope to see something done for the land. It is so bad at the present time that the land will all have to go out of cultivation, if something is not done shortly.

Labourers' cottages.

42,108. Have you much difficulty in getting good labour?—I can get very good labour indeed. Where you have got good cottages—and I have got the best lot of cottages of anyone here in England—you can get good labour.

42,109. You have got good cottages on your farms for your labourers?—Yes.

42,110. Do you charge them rent?—They pay 1*s.* 6*d.* a week for a really good house and a good garden.

42,111. (*Mr. Little.*) What do you call a good garden; how much?—I should think quite 40 to 60 poles.

Labourers' wages.

42,112. (*Captain Owen Thomas.*) What wages are you paying?—Fourteen shillings to milkers and carters, and 10*s.*, 11*s.*, and 12*s.* to the day men. That does not include

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piece-work. In hay-making my men sometimes earn 4*s.* a day, and 5*s.* if we get a good day.

Quality of labour.

42,113. Do you think the quality of labour is as good now as it used to be in your district?—No, I do not think they will do as much work as they used to do years ago.

42,114. Can you account for that?—I cannot. In some places I know they are not so well off as we are, but the labouring class is being looked after in our district as well as in most districts, I think. By getting good cottages you can command a good class of labour.

42,115. (*Mr. Little.*) You have told us that you have increased your occupation, and that you have taken several farms; do you hold those farms under written agreements generally?—I have only one agreement, and I think the best agreement of all is an unwritten one and a good feeling between landlord and tenant.

Tenant right.

42,116. What is the time of entry in your neighbourhood?—Michaelmas as a rule.

42,117. What do you pay for when you enter a farm at Michaelmas?—We pay for all tillages.

42,118. Fallows, dead fallows?—Yes.

42,119. Do you pay for any rent on the dead fallows?—No, we do not.

42,120. Where roots are grown what do you pay for?—We pay for the cultivation.

42,121. The cultivation of the roots and seed and manure?—That is right.

42,122. Do you pay for the straw and the hay?—Yes, we pay for the straw.

42,123. At consuming prices?—Yes.

42,124. Do you pay for any farmyard manure?—For drawing, or reaping.

42,125. For the labour upon it, you mean?—Yes.

42,126. But not anything for the manure itself?—No.

42,127. Do you pay anything for the cake and corn consumed?—We pay half the cake for the last year and one quarter for the year before.

42,128. Are you sure?—Yes; that is, if we claim for it.

42,129. I thought it was one-third for the last year and one-sixth for the year before, or one-half on the average of the last two years?—If we claim for it we get one-half for the last year and one-quarter for the year before, but unfortunately it does not answer one farmer in 10 to claim for it.

42,130. That is to say you must claim under the Act?—You must.

Counter-claims under Agricultural Holdings Act.

42,131. And not one farmer in 10 is in a position to make a claim for fear of the counter-claim?—Not one in 20.

42,132. Is that because the counter-claim can be fairly made, or because it will be made whether it is fair or not?—I think it is likely to be made, whether it is fair or not.

42,133. You said a minute before that not one farmer in 20 dare claim?—That is on account of the counter-claim.

42,134. Do you think that a counter-claim would be made, whether there was a just ground for it or not?—Very often there would be a just ground.

42,135. You said that you had taken farms out of condition; was the valuation in those cases made directly to you or to the landlord?—In most cases to me.

42,136. You appointed your own valuer, and though it was nominally made to your landlord, it was actually made to you, and you took up the valuation?—I did.

42,137. That is the usual way, I presume?—That is the usual way.

42,138. There was no question of anything like permanent improvements, was there?—Neither landlord has claimed for improvements.

42,139. I mean tenants' improvements?—They did not.

42,140. No claims were made under the Act or otherwise for anything in the nature of durable or permanent improvements?—That is so.

42,141. So the question did not arise whether you or the landlord should pay for them?—No.

42,142. Was any claim made for dilapidations?—There ought to have been, but there was not any claim made.

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42,143. Then you think that if a claim had been made in those cases for manures and feeding-stuffs, the landlord would have had a fair claim for dilapidation to set against them?—He would have had a double fair claim.

42,144. Do you know that he could not sustain a claim in excess of the tenants' claim?—Could we not?

42,145. That is what has been decided?—I thought while hearing your previous witness that it would be an advantage if something could be done when giving up a farm, if it could be so arranged with the landlord, for the tenant to say to him three months or six months before, "I wish to give up my farm; if I find a suitable tenant "would you accept him?"

Premiums and incoming tenants.

42,146. Do you contemplate in that case that the tenant should take a premium?—I do; that is what I was leading up to; so that the farms should be given up in a better state of cultivation, and the incoming tenant could go on doing better from the first.

42,147. Would that not rather lead to the landlord exacting the full rent?—I think where he has met his old tenants, as they have in many cases, he ought to say, "Provided you find me a good tenant at so much rent, I "agree."

42,148. Of course a tenant under a good landlord would have a better thing to sell than a tenant under an exacting landlord?—Yes.

42,149. If one tenant has a farm at 1*l.* an acre and another gives 25*s.* for a similar farm, the one would find it much easier to get an incoming tenant to give him a premium than the other—quite irrespective of condition?—I think that it would encourage better farming a good deal.

42,150. I am just putting these two cases; one man has a farm at 20*s.* an acre, and another man has a similar farm at 25*s.* an acre; the one who has a farm at 20*s.* could more easily find a customer to give him, say 100*l.* for a premium, than the one who has a farm at 25*s.*?—Yes. I quite believe in freedom of contract for the landlord to say, "Provided you find me a suitable tenant at so much "rent."

42,151. You think that would be a good policy for the landlord, but it is not a thing that you would enact by law, is it?—No, I think it ought to be left to the valuers.

42,152. Irrespective of agreement, would you leave a valuer to compensate a tenant for the difference between the value of the occupation and the actual rent?—I think that it would very much help farmers to farm better, if, when they were leaving they could command 200*l.* or 300*l.*, 1,000*l.* if the farmer has done well; and it would be to the benefit of the landlords. If the landlord got a farm of 100 acres or 500 acres out of cultivation, it would cost him 5*l.* or 6*l.* per acre to put it into proper condition. Under my suggestion I think the farm would be given up in a better condition, because the tenant would know that he would be compensated.

42,153. I am only speaking of the position in which the tenant of the good landlord would be placed, as compared with that in which the tenant under the more exacting landlord would be placed; the one would have more to sell than the other, would he not?—So he would. That is it.

42,154. He would rather trade upon his landlord's good character?—He would.

Wages and earnings.

42,155. You heard the point that was raised about the difference between wages and earnings, and you have told us that weekly wages do not represent the actual earnings of the labourer?—They certainly do not.

42,156. And that there is a considerable addition by wages earned in piece-work at harvest, hay-time, and other times?—Yes.

42,157. In your case, I think you said that a wage of 12*s.* would represent perhaps 16*s.* earnings?—Yes, it would in the summer months.

42,158. (*Viscount Cobham.*) This would include the patches of land that you have set off for them?—Yes.

42,159. (*Mr. Little.*) Are you including the special advantage that you give them of a piece of land?—Yes.

42,160. Are you including anything for the cottage and the garden, which you let at a very moderate rent?—We put that with the cottage.

42,161. But you are not putting that in the wages?—No.

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Seventy-ninth Day.

Friday, 1st March 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
The Right Hon. HENRY CHAPLIN, M.P.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
WALTER HUME LONG, Esq., M.P.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq. } *Assistant*
ALAN MACKINNON, Esq. } *Secretaries.*

Mr. J. F. Hall.

Mr. JOHN FREDERICK HALL called and examined.

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42,162. (*Viscount Cobham.*) I think you are a landowner in Somersetshire, residing at Sharcombe, near Wells?—I am.

42,163. Do you farm your own land?—Partly. I have a good deal that I do not farm, which is let.

42,164. The land that you do farm is your own; you own and occupy it?—Yes.

42,165. I believe you are a member of the councils of the British Dairy Farmers' Association, the English Jersey Cattle Society, and the Mid-Somerset Agricultural Association, and chairman of the Wells District Technical Education Committee?—I am.

42,166. Are you an active member of those bodies?—Yes.

42,167. We will ask you to give evidence to-day upon the subject of butter dairying since 1883; will you give us the particulars of your experience in that direction?—I will. I should like, if you will allow me, first, to make one preliminary observation. I have come to give evidence on the branch of dairying with which I am most acquainted, but my evidence will be principally devoted to the question of how it is possible to make profits on butter making. I daresay I shall be expected to give evidence with regard to the system of manufacture, the process of the dairy, but I do not propose to lay any evidence before you bearing on that subject, because I apprehend that in the present level of technical education it would be quite possible to obtain the services of 20 people more capable of giving you precise information on that point than I am. I come before you rather to direct your attention to the subject which I consider is greatly neglected in this country, and that is the economical produce of milk suited for butter dairying. Butter dairying really involves the two questions; first, the economical production of milk, which question includes not only quantity but quality of milk; secondly, the processes of the dairy. The first I consider to be infinitely more important as affecting the profits of butter dairying than the second; the second seems to have been exclusively studied in this country. I, as I say, propose to lay before you evidence relating principally to the former, and if at first my evidence seems a little prolix in regard to such questions as butter ratios, which is the quantity of milk required to produce a pound of butter, I trust the Commission will recollect that it all bears on that question of the economical production of milk.

Butter dairying and the economical production of milk.

42,168. First tell us what your farm is?—I have had a butter dairy ever since 1880. Between 1880 and 1887 at Erleigh Court, Reading, I kept from 15 to 25 Jersey cows for seven years, and sold butter at 1*s.* 5*d.* to 1*s.* 6*d.* per pound, and the skimmed milk to retail dealers at 4*d.* per gallon. On removing into Somersetshire in 1887, I kept only a small dairy for experimental purposes merely. I have at the present time about 180 acres in hand, and a stock of about 75 head of Jersey cows of which 40 or more are in milk. I took my farm at Chilcote (that is the farm I speak of) in hand in March 1893. It is about 160 acres, mostly clay and lias—geologically speaking, it is the lower lias.

Particulars of butter dairies.

42,169. Did you add those to the 180?—No, I had only 20 before an experimental farm merely.

42,170. Then the addition of the 160 made up the 180 of which you have spoken?—Yes. Part of the land is the lower lias, part mountain limestone. It stands about 500 to 600 feet above the sea level, and is very bleak.

42,171. (*Mr. Chaplin.*) How many cows had you on the experimental farm of 20 acres?—From 7 to 10. This 160 acres, when I took it in hand, was worth about 25*s.* per acre. This land was composed of 40 acres of arable, 40 acres of roughish land, fit only for dry stock and young stock, and the rest a useful quality of grass land. The stock on this farm is about 65 Jerseys, 33 in milk, 5 or 6 horses, and 60 to 70 pigs. The farm produces all the food required to support this stock with the exception of a certain portion of decorticated cotton cake and maize meal used for cows in milk, linseed cake for calves, and barley meal for pigs. The young stock remains out on the hills according to the weather till December or January. I give this evidence to show that the Jersey cow will stand bleak exposure. The cows in milk and calves come in at nights in the middle of October, and are not turned out again at nights till the first week in May.

Jersey cow

42,172. (*Viscount Cobham.*) Do you consider them more hardy than ordinary English breeds?—No, I do not consider them more hardy, but I consider the English-bred Jerseys as hardy as the average English breeds. I propose to give evidence about that later on. The produce of the farm is butter and skim milk. The skim milk is used for rearing heifer calves and pigs. The Jersey bull calf is worth very little except for pedigree purposes, so we generally boil them up for the pigs. The butter is mainly sold to dealers, at the wholesale prices of the district. The farm is based on that, but I have two large private customers, one is a large institution in London, which takes about 50 lbs. of butter a week, and another is a public institution in Somersetshire, which takes about 30 lbs. Exclusive of those, I do a good deal more than that 80 lbs. to dealers, so that my evidence will be based on the dealers' prices in the country mainly.

Produce of witness's butter farm

42,173. (*Mr. Channing.*) Dealers who sell in the immediate neighbourhood?—Middlemen really.

42,174. Where do they send it to?—That depends on the time of the year. Sometimes they are glad to sell it, it is absorbed in the neighbourhood; sometimes when there is a very large supply, as in May, June, and July, they send it to Bristol and Gloucester. It may pass through two or three hands even before it gets to the consumer. The butter is mainly sold at wholesale prices to dealers, but, as I have said, I have those two large private customers. The pigs are all bred on the premises, and are for the most part fattened up to 8 to 9 score and sold to the curers. The cream is separated by a separator worked by a 8-horse-power engine which also does the farm work of grinding the cake, pulping roots, and cutting chaff, and so on. It does that as well as work the separator. During the 12 months ending 31st December last, the number of Jersey cows in milk averaged 30 for the year. The milk produced and separated was 13,228 gallons; the butter made and sold was 7,673 lbs.; the

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price per lb. averaged 15½*d.*, say 15*d.* The butter ratio, or quantity of milk required to make 1 lb. of butter, averaged throughout the year a little less than 7 quarts to the pound. The important point that I want to bring before you is that the average of the year is 7 quarts to the lb. I think it has been stated that from 12 to 10 quarts was the usual rate.

Butter ratios.

42,175. These are Jerseys that you are talking about, are they not?—These are Jerseys.

42,176. (*Viscount Cobham.*) Does that ratio vary very much in the course of the year?—I will show you the chart in one moment. The butter value of the milk was 8·9, or just under 9*d.* per gallon throughout the year; that is what it returned me. I put the feeding value of the skim milk at 1½*d.* per gallon; the gross value of the milk was therefore about 10*d.* per gallon.

Skim milk.

42,177. (*Captain Owen Thomas.*) Is that a barn gallon you are speaking of?—An imperial gallon.

42,178. (*Viscount Cobham.*) Is 1½*d.* per gallon a low price to put on separated milk?—I do not think it is when separated with the separator. Of course if I was speaking of skim milk separated by gravitation, or of skim milk separated by the scalding system, that has a greater value, but you must remember that almost every trace of fat is removed out of the skim milk that results as a by-product from separation. I think 1½*d.* per gallon is a price that leaves a profit both on pig-feeding and on calf-rearing, but I do not think you can take it higher. The produce and return per head was as follows, that is per cow:—Average yield of milk, 440 gallons; average yield of butter, 255 lbs.; average yield of skim milk, 414 gallons; the produce of the butter was 15*l.* 18*s.* 9*d.* per cow; of the skim milk, 2*l.* 11*s.* 9*d.*, making a gross total of 18*l.* 10*s.* 6*d.* per cow per annum. It should be noted in connexion with this return that 25 cows out of 30 were heifers with first and second calf, which reduces the yield of both milk and butter considerably. I will put some evidence before the Commission on that further on. Now for the profit and loss account. The year ending 31st December 1893 shows a good balance on the credit side of the farm after payment of all outgoings, rent, rates, taxes, wages, purchased foods, farriers, and other bills, sundries, &c., and interest on capital employed at 5 per cent., besides 5 per cent. interest on all laid out on the farm for buildings and for landlord's improvements beyond a certain sum.

Milk and butter yield of cows.

Profit and loss account.

42,179. (*Mr. Channing.*) That was for 1893, a dry season?—Ending the 31st December 1894, I should have said.

42,180. (*Viscount Cobham.*) You had the winter of 1893?—Yes, I had the winter of 1893. I took the farm over in March 1893, and had the whole of that dry summer to go through first of all with no stock at all. In September the rain came; we got on those hills a very fair crop of grass, and I wintered with the produce of the farm through 1893.

42,181. Then does that account begin in September 1893?—It begins 1st January 1894.

42,182. A good many farmers would have very little keep indeed in January 1894, but you say in that respect you were pretty well off?—Yes, I got a very fair crop of hay and a very large crop of ensilage.

42,183. Then you do not count 1894 as an exceptional year either one way or the other?—No, but it is exceptional in this sense, that it suffers under the disadvantage that I had all young cows; 25 out of 30 being first and second calvers, there is a very heavy deduction to be made from what they would make as mature butter cows.

42,184. I was speaking as to the season?—As to the season we suffered owing to the drought of the preceding summer, but then it was through the getting in roots and silage that I saved myself.

42,185. You have not given us the profit, I think?—I have not stated the profit. I said there was a substantial profit.

42,186. (*Mr. Chaplin.*) What per-centage did it pay—what interest?—5 per cent. interest.

42,187. That is on the farmer's outlay, is it?—5 per cent. interest on the capital employed. I say it pays rent and pays 5 per cent. interest on all the capital, that is all the stock and machinery on the farm, and it has paid me also a certain sum for improvements that I have made on the farm.

42,188. (*Mr. Channing.*) Landlord's improvements?—Landlord's improvements, yes.

42,189. (*Viscount Cobham.*) As tenant, has it paid you a profit of more than the 5 per cent. interest?—Perhaps we had better dismiss the question of the interest that is paid me as landlord on the buildings; apart from that, it has paid the rent and has paid me, as tenant, a substantial profit besides. I would not wish particularly to state the profit, but I have no objection to hand it in to any member of the Commission.

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42,190. (*Mr. Chaplin.*) It has paid the rent and a substantial profit?—Yes.

42,191. (*Mr. Dalton.*) What rent has it paid per acre?—It pays 25*s.* per acre and a substantial profit.

42,192. (*Mr. Everett.*) Is this all grass land?—40 acres arable, 40 acres rough land, and 80 acres pasture.

42,193. (*Viscount Cobham.*) You have enough arable to keep you in roots and green stuff, and you have not got to buy anything except manufactured food?—No, nothing. Of course, by housing in the winter one gets so much manure from the stock, and feeding on cotton-cake produces such rich manure that one has no trouble with arable land in producing heavy crops.

42,194. (*Mr. Clay.*) Does the 5 per cent. cover the extra profit you had?—Do you mean is there 5 per cent. on the capital employed besides?

42,195. Yes?—There is.

42,196. Any more?—I think I shall presently say what I do not want to say.

42,197. (*Viscount Cobham.*) But you have got something for your trouble and supervision?—Yes, I have.

Marketing produce.

42,198. (*Mr. Chaplin.*) Have you got any exceptional advantages as to a market?—I have two good customers, two large institutions; but the larger portion of my butter goes direct to the dealers. I shall not base any figures that I propose to you on an exception; I shall take the lowest figures that have been quoted in evidence before you as the price of the butter in any part of the country.

42,199. What I meant was, are you near a market?—I am near two markets, Wells and Shepton Mallett, both of them towns of under 5,000 inhabitants, and perhaps as poor markets as any in the kingdom for the sale of this product.

42,200. (*Viscount Cobham.*) You do not sell in the markets?—No, I sell to the dealers.

42,201. (*Mr. Chaplin.*) Are you put to much cost in transport?—No, none except that of sending the butter to London.

42,202. How far are you from a station?—I have a station on my own land that most of the butter goes from, within half a mile from my farm.

42,203. Then you have a great advantage in that way?—Yes.

Feeding of dairy stock.

42,204. Which would not apply to all butter farms?—No. Now I will go on to the general management. As grass at the level of 500 to 600 feet above the sea on the Mendip is late in spring growth and watery in autumn, I find it necessary, in order to maintain a good quality of milk, to put about 8 to 10 acres into rye, vetches, cabbages, &c., which forms supplementary food to grass for those seasons of the year. These are fed to the cattle in the stalls. I also make from 40 to 50 tons per year of sweet ensilage; that is, ensilage heated throughout the rick to 150 or 160 degrees before the weights are applied. The ensilage is grass, green maize, rye, &c., weighted only by earth and stones.

Ensilage.

42,205. (*Viscount Cobham.*) Is it made on the rick system?—Yes. It is the most valuable food for dairy cows if properly made and fed judiciously that I know of. But it should not be made in too small ricks, as the requisite heat will not be developed, and the ensilage will be sour.

42,206. And the proportion of loss will be much greater too?—Yes. I find that from 20 to 40 tons heated up throughout the rick from 150 to 160 degrees cuts out always the same. There is none of that sour smell with it. We put nothing on it but a few boards at the top of the rick on which the stones and earth rest.

42,207. How much of outside do you lose in a rick of that size?—On a rick of that size we lose 14 inches. Ensilage is very valuable as a change in diet, and it keeps the colour of the butter? I think it is an economical food in any case, and in wet weather it is most valuable.

42,208. (*Sir Nigel Kingscote.*) Do you intend to tell us presently how you give it? I mean after milking or before milking?—I had omitted that point, but it is generally fed after milking; it ought to have no smell whatever.

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42,209. (*Viscount Cobham.* Do you put in good grass?—We put grass from almost anywhere except the hedge stuff: we do not put that in for fear of ergot.

42,210. There is some fear of that with the best grass?—Yes, we put almost anything in—any rough stuff we have got.

42,211. Practically you make the amount you require with whatever grass you have?—Yes.

42,212. (*Mr. Dalton.*) Do you grow much maize?—We grow a good quantity of green maize with vetches, and feed it green.

42,213. (*Mr. Lambert.*) Would ergot have any effect after being heated up in a stack with ensilage?—No, I do not think it would, but we avoid it in case it should in any way. Of course, the greatest danger to a herd of dairy cows is abortion, and that at any hazard ought to be avoided. I feed a certain quantity of decorticated cotton cake all the year round to cows in milk. In summer the cows have 3 lbs. per day each.

Summer and winter food for cows.

42,214. (*Viscount Cobham.*) All through the summer?—Yes, all through the summer. Of course, that helps one to crowd the stock on to the land, to intensify the farming; it maintains the butter yield at an even rate and it enriches the land, and it saves carting manure. The winter food of the cows is a matter of great importance. In my opinion it must be sufficient, it should be varied, and it must not be excessive. In winter, all my cows in milk—of course, when I say all the year round I do not mean when not in milk, but in winter all my cows in milk have 4 lbs. of decorticated cotton cake and 2 lbs. of maize meal. A certain amount of concentrated food, such as decorticated cotton cake and maize meal, are in my opinion essential to the quality of the milk, but if they are fed in excess the result is only enrichment of the manure heap at disproportionate cost; in fact, it is loss. Roots in winter are necessary to the butter dairy. I like carrots the best of all, because they are sweet food and there is no waste with them. I only wish that the light lands of Norfolk where they grow carrots so well would supply carrots to some of the big dairies. The carrot is the best of all food I think for them but it is very difficult to get.

42,215. (*Mr. Chaplin.*) For the dairies?—It is the best of all, for butter dairies especially—it is invaluable; roots like swedes are objectionable.

42,216. (*Viscount Cobham.*) Do you give some variety of food, or do you always stick to the 3 lbs. of cake in summer, and the 4 lbs. in winter?—Yes, always. The carrots I like best of all, because they are sweet food, and there is no waste with them. The tops mixed with chaff are excellent late autumn food, cows will eat them greedily. Moreover, they are a much less expensive crop to gather and garner than parsnips. Parsnips have to be forked out; carrots, even in our land, which is stiff, can be drawn out in almost every season. Carrots on stiff soils are generally considered ungrowable. I should like, however, to suggest to farmers who find their ground too stiff for carrots generally to try the Orange Giant: I do not know whether I ought to mention the firm I get it from; I get it from Carter's. I have had them grown on stiff soils for years back with excellent results. The winter ration of food at my farm is based on the tables furnished by Mr. F. Lloyd, F.R.S., which give the albuminoid standard for cows of 1,000 lbs. live weight. These standards are of course adapted to cows of 850 lbs. live weight which is the average Jersey. The actual cost of the winter ration, inclusive of all, is 11*d.* per cow per day. That is the actual cost while in milk. Of this sum 2½*d.* represents the cost of purchased food, and 8½*d.* the cost of food produced at home on the farm.

Cost of winter food for cows.

42,217. (*Mr. Little.*) Does it include labour?—No, this is the cost of food merely. The latter figure 8½*d.* is based on the market values, not on producers' values, so of course it leaves a profit.

Economical feeding of dairy stock.

42,218. (*Viscount Cobham.*) Will you proceed to the next heading in your proof?—The next point I was going to deal with has reference to the economical feeding of dairy stock. I am of opinion that dairy farmers, generally speaking, greatly need to study or to be taught the principles of economical feeding. As far as my own experience goes where cake is used, the tendency is to overfeed stock rather than to stint the food. Many instances have come under my notice in past years of wasteful and extravagant use of food in dairy districts.

42,219. You would call your system a system of rather high feeding, would you not?—Certainly not.

42,220. Not as compared with that adopted by most tenant farmers?—No, I think not; 3 lbs. of cake in the summer is not a large amount.

42,221. Surly the average farmer would never give cake at all during the grass months?—No, but then he would not have on 80 acres of pasture, great deal of which is laid up for hay, 30 head of milch stock. You see the cake enables you to crowd cattle on to the land.

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42,222. Then if you had more grass would you give less cake?—With more grass I would give less cake—but not as a butter maker; as a butter maker I think cake is essential.

42,223. (*Sir Nigel Kingscote.*) All the year round?—All the year round in order to keep up the even quality of the milk. It is for that reason that I use it. When walking out and shooting in Wiltshire, Somersetshire, and elsewhere, I have frequently seen unmistakeable evidence of unassimilated cake in the droppings of the cattle and much more direct evidence of the same sort has reached me. Only this week I met at Chilcote, at my farm, a rather inexperienced, but very intelligent, young farmer from my neighbourhood who told me he was daily feeding his cows now with 10 lbs. of cotton cake, giving them in addition 3 lbs. to 4 lbs. of barley meal besides the usual quantities of hay and straw chaffed, and roots. It appeared that he fed on this plan for the whole winter. The cows were probably from 1,000 lbs. to 1,200 lbs. live weight. I told him I thought this was very extravagant; and on reaching home I took down Lloyd's tables, and took out what that amount of feeding actually meant in constituents. The constituents of the foods are, as of course you know, flesh formers (albuminoids), heat formers (carbo-hydrates), fat, and dry matter. I found that with the exception of dry matter that food represented exactly double the amount of the theoretical ratio of food per cow of that size; that is to say that amount of food was just double what was requisite according to the theoretical standard.

42,224. (*Mr. Little.*) Might I ask what the object of this gentleman was; was it to sell the cows fat as they fall off from milk?—No, he is producing milk; at present he has not that in view.

42,225. He is not like the London dairymen, who keep the cows fat for the butcher?—No, he has a milk and a butter dairy.

42,226. (*Viscount Cobham.*) Is it chiefly milk or is it chiefly butter that he sells?—That I can scarcely answer. I believe in the theoretic ratio, because by adhering to it as closely as practice will permit I find that I get an average production of butter, &c., fully as large as the past records of the Jersey breed warrant me in expecting. Now as to the milk yield of the cows. The average milk yield per cow at my Chilcote farm is 440 gallons. The animals are chiefly first and second calf heifers.

Milk yield of cows.

42,227. Is the average arrived at by taking the whole herd?—Yes; that is the average of the whole herd in the year.

42,228. In milk and out of milk?—Yes.

42,229. How much is that per day?—I have not calculated that; it is 440 gallons per year. You ought to take them as being 46 weeks in milk if you want to get the average per day, because for about six weeks in the year they are dry.

42,230. (*Mr. Everett.*) And you get 440 gallons in the year?—Yes, with first and second calf heifers. This is not quite an average yield on the breed, but the animals were selected for butter rather than for milk, and have been fed for butter rather than for milk.

42,231. (*Viscount Cobham.*) I think it comes to about 5 quarts a day; is that not about it?—That would be it.

42,232–3. Would you call that a very fair yield for Jerseys?—No, I should not. It is not equal to the average; it is not equal to what it should be.

42,234. But you go for quality more than for quantity?—I go for quality more than for quantity. In regard to the economic production of milk, in order to illustrate the importance of keeping milking records, I wish to submit a statement of the individual yield of these cows for a period of 12 months, namely, from the 22nd September 1893 to the 26th September 1894. The evidence that I have been giving, I should say parenthetically, has been from January to December, but I did not happen to have those records at hand and made up, so I brought what I had, and, if I may, I will submit it now. It will be seen that the individual record varies extremely; that while the best cow in the list gives 557 gallons in the year, the last one gives 294 gallons only, yet one cow was in milk 46 weeks and the other 45.

42,235. What do you do under such circumstances?—I breed from the better one.

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41,236. Do you get rid of the worse one?—Not necessarily. Of course we are speaking still of milk, and I have to come to the question of the butter-fat in this milk. A cow may be a poor milker and yet rich in quality. Of course you cannot treat either quantity or quality alone; they must be treated together. I am speaking now of the milk, and you will see from the table I put in how much the returns from the various cows differ. (*See Appendix* A. XXIV.)

Butter yield of cows.

42,237. I see they vary between 557 gallons and 294 gallons, as you say?—Yes. I think those variations will be found in almost any herd. Now as to the butter yield. The average yield per cow in butter is better than the average milk yield. 255 lbs. per cow is the average, and is, in my opinion, fully equal to the average Jersey at this age. A herd two or three years older could not be expected to average more than 275 lbs. per cow. Now I come to the next point which is that of butter ratios, that is, the quantity of milk required to make a pound of butter. The most important point for the practical buttermaker is the butter ratio of his milk. By butter ratio I mean the quantity of milk that is required in the dairy to make 1 lb. of butter. Practically 10 lb. is the equivalent of 1 gallon of milk. The point specially to be noted in the performance of the Chilcote herd is the favourable butter ratio. Throughout the year 1894 30 Jerseys, mostly heifers, have yielded butter at the rate of 1 lb. from less than 7 quarts. This is not unprecedented, but is unusual. The late Mr. Simpson, of Reigate, who was well known in the Jersey world, used to estimate 1 lb. of butter from 6 to 7 quarts of milk. Mr. Dumbrell, of Ditchling, near Brighton, who kept 80 head of Jerseys, took 7 to 8 quarts of milk, as a rule, to make 1 lb. Mr. Champion, of Surrey, reckoned 1 lb. to every 7½ quarts. The Stonefield Dairy, Lincoln, in 1886, made 14,000 lbs. of butter at less than 7 quarts of milk to the pound; and the same dairy in 1891 made 16,000 lbs. of butter from a little over 6½ quarts to the pound. Those are all statistics of Jersey cows. I submit a diagram showing the weekly fluctuations in the butter ratio of Chilcote milk for 1894. (*See Appendix* A. XXV.) Those figures on the side, those lateral lines, mean 1 lb. The diagram shows how many pounds of milk are required to make 1 lb. of butter. A gallon of milk weighs 10 lbs. This plan begins at the top, that is 14 lbs., then the next line 15, the next 16, and so on; it goes from a little under 6 quarts to 2 gallons.

Butter ratios.

42,238. (*Mr. Little.*) Are those weekly rates?—Yes.

42,239. (*Viscount Cobham.*) I see it varies between 6 and 8 quarts to the pound of butter?—The whole variations are between 6 and 8 quarts to the pound, taking the whole year. You will see there is a sharp drop in April. That was caused by bringing in six heifers with the first calf. In that month I bought six heifers and brought them in in calf, and their milk being poorer it instantly dropped down, as you will see. The other heavy drop I shall give you an account of; that was through having to buy shorthorn milk to make up some butter contracts for the year.

42,240. If you struck out those two extremely low ones your average would be still higher?—Yes, it would be still higher. The importance of the ratio I shall show presently. I may say that the shorthorn milk that I introduced lowered it from 16 to about 19. It was only about 50 gallons of milk a week that I bought, and we were using 250 of Jerseys, and yet it had that effect of dropping it down at once to the point shown on the diagram. If I might just say so, with my small herd every advance of 1 lb. in the butter ratio, that is to say, a reduction, say, from 20 to 19 or from 18 to 17, involves a difference in gross produce of something like 40*l.* per annum. The importance of the butter ratio I do not think is at all fully understood, but it really is in my view the crux of the whole butter trade.

42,241. The general ratio throughout England I see you would put at something between 10 and 12 quarts of milk to 1 lb. of butter?—From 25 lbs. to 30 lbs.; that is to say, 10 or 12 quarts. I have shown in the case of Jerseys that six to seven quarts has been obtained; it has been done under 6½, and I myself look forward to its being produced in a few years on a very large scale from six quarts. The most favourable ratio shown by my table is early in November, when less than six quarts of milk made 1 lb. of butter; the least favourable was in April, when it required eight quarts to produce 1 lb.

42,242. Would that have been the case putting aside the animals you introduced at that time?—I think it would always in the first half of the year be less favourable, and it would always, I think, in the latter half be more favourable.

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42,243. Is the inference from that that artificial food produces better results than grass, ordinarily speaking?—I think the inference from that is that you calve the cows either late in the autumn or early in the spring, as a rule, and that the milk yield is being reduced towards the end of the year; consequently the butter ratio rises. What I mean to say is, that supposing the butter deposit in the milk is constant, and you reduce the quantity of milk, the ratio rises.

42,244. I believe you have read some evidence which has been brought before us with regard to dairying?—Yes.

Comment on Mr. C. S. Read's and Mr. Bear's evidence.

42,245. Have you any comments to make on any part of it?—Yes, I have. The economic importance of the butter ratio of milk will be better appreciated if I am allowed to refer to the evidence given to the Commission by two previous witnesses. Messrs. Clare Sewell Read and W. E. Bear have both borne important testimony to the quantity of milk required in ordinary farms to make 1 lb. of butter. In Volume II., page 77, in answer to question 16,171, Mr. Read says: "I consider that if you "take the average price of butter at 1*s.* per lb. you do not "get above 4*d.* per gallon for your milk." In other words, Mr. Read estimates three gallons of milk to a pound of butter as a fair average in Norfolk. Again, in Volume II., page 456, in answer to question 27,516, Mr. Bear says: "I think it is very difficult to make a profit out of butter. "It would be an extremely good average for 2½ gallons to "make 1 lb. of butter." Mr. Read's ratio, therefore, is 1 in 30, and Mr. Bear's ratio 1 in 25, against which I wish to put the ratio that I have read you this morning of 1 in 17. The figures of Mr. Read and Mr. Bear reveal a discrepancy which may, I think, be accounted for on the supposition that Mr. Read refers to the experience of old-fashioned Norfolk farms where cream is still raised by gravitation. Mr. Bear, on the other hand, probably or possibly refers to farms where the separator and more modern appliances are used.

42,246. I think dairying on Mr. Read's farm is a very subordinate part of the business?—I think the evidence I have just quoted represents a very large average of the ordinary farm experience of this country, and I think I shall be able to give evidence of it, showing that it really is unassailable on the ground of its accuracy. The use of the separator in shorthorn milk would, I maintain, unquestionably reduce this bad butter ratio, of 1 in 30 to the less bad ratio of 1 in 25; but substantially I am able to assert from my own experience that these statements in regard to the quality of ordinary farm milk are true. One lb. from three gallons is, I should say, the rule; 1 lb. from from 2½ gallons is the sorry exception.

Quality of milk for butter and cheese-making.

42,247. Are those bad results the result of breeding the wrong classes of animals or of bad management?—I think they are due to the absolute neglect of the consideration of what is economical milk in the case of a butter dairy. They are the results of assuming that all milk is the same, and that you may take the same milk for cheese, and that you may take the same milk for sale in the towns, but it is not so.

42,248. There is necessarily a great difference between the milk produced for the different purposes?—Between what is required for the butter dairy, and what is required for sale in towns. I do not, however, think there is all the difference in the world between what is required for the butter dairy and what is required for the cheese dairy. I believe that the influence of a better quality of milk would be felt in the cheese, only to a less extent than it would be felt in the butter. Inasmuch, however, as Government regulates the quantity of butter fat required in whole milk selling, the farmer has been taught to reduce the quality of his milk to the very lowest point, I do not know whether I make myself clear, but the farmer has applied the same principle to cheese and to butter as to milk, and he has injured the cheese and ruined the butter.

42,249. (*Mr. Little.*) On the point of cheesemaking, is it not found to be the case that the richer the land becomes the worse the cheese becomes?—I think you must take all those things until observations are more careful with a very great caution.

42,250. You know it is asserted——?—I know it is asserted.

42,251. That you may increase the quantity of cheese, but greatly depreciate the quality?—I think I would rather confine my evidence to butter making, which I do know, than extend it to cheese, which I only know as one living in the centre of the Cheddar district.

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Superiority of Jerseys as butter cows.

42,252. (*Mr. Dalton.*) Are these bad results in Norfolk and elsewhere the result of the breed or the result of carelessness in feeding?—I think I shall be able to bring that out more clearly in evidence. In my opinion the breed is the main thing in the butter cow, and I think I shall be able to show why the Channel Islands breed—if I am asked on that point—really by a series of circumstances have been specialized as butter cows. I will give you some instances taken from my diary. I always put down facts that I hear in regard to questions bearing on dairying. I have not taken extreme cases from this diary, but just one or two cases to illustrate what I mean about the butter ratio of farm milk.—"27th September 1892, Mr. —— "called on me to consult about the butter business. He "has six shorthorn heifers calved in May and June; they "are now averaging two gallons of milk daily, but of so poor "a quality that he only gets 1 lb. of butter from each four "gallons of milk." "25th January 1894.—Saw the same "gentleman about the butter yield of his shorthorn cattle. "He complains that he does not get more than 1 lb. from "22 pints of milk (27·50)—22 pints would be 11 quarts "and a half."

42,253. (*Viscount Cobham.*) A pint is about a pound, is it not?—A pint is 1 lb. 4 ounces. I should say that a little improvement is shown in his results. I had suggested a little alteration in his feeding and so on. Still he has only reduced it from 16 quarts to 11 quarts and a half, and as he sells for 1*s.* 2*d.* per lb. he cannot make the business pay. Of course he could not; nobody could. Again, during the course of this winter, I, myself, have bought a certain quantity of shorthorn milk for butter-making to fulfil conrtacts—say 50 to 70 gallons per week. The cows which supply this milk are good dairy animals of the local type, well fed, getting 6 to 8 lbs. of concentrated food daily, and housed at night during the cold weather. This milk was separated in the same way as my own Jersey milk, and the following are the butter ratios: December 6th, 1894, 1 lb. from 10 quarts; January 26th, 1895, 1 lb. from 11½ quarts; February 2nd, 1 lb. from 12 quarts. That shows a deteriorating ratio, due mainly to the very hard frost, but still the best was 1 lb. from 10 quarts of milk.

42,254. (*Mr. Little.*) The worst was 1 from 12?—Yes. In the *Field* newspaper of February 16 last, there was an interesting series of letters on the subject of butter ratios, and I think most if not all of the writers agreed that you could not expect a continuous yield from any milk exceeding a pound of butter from ten quarts. I merely state this to show how utterly vague all the notions of the public are as to what can be done in butter-making.

42,255. (*Viscount Cobham.*) I suppose they were not speaking of Jersey milk there, were they?—If not, they were excluding the only animal that is a butter cow. In Ireland a few years ago the butter ratio of the milk was even worse than the bad English ratio. For instance Mr. Lane, giving evidence before the House of Commons Committee, in 1885, said, "With the present very inferior "breed of dairy cattle in Ireland, the average annual "production of milk per cow may be put down at 430 "gallons. It requires three and a half gallons of this milk "to produce one pound of butter by the ordinary process "of setting and churning." That is, the butter ratio in 1885, as estimated by this witness, was 1 to 35. Since 1885 a considerable improvement has taken place. During 1893 many of the Irish creameries used to publish the butter ratios of their milk in the dairy journals. I cut out the figures in August 1893 referring to 13 such creameries. The creameries in question dealt with quantities of milk varying from 600 to 4,000 gallons daily. The variations in the butter ratios of the milk as recorded by the various creameries ranged from 10 to 12 quarts per pound that is to say exactly between Mr. Bear's and Mr. Read's English butter ratio. The average appeared to be one pound from 21 pints in 1893 as compared with one pound from 28 pints in 1885. That represents a very material advance in the butter industry of Ireland.

42,256. (*Mr. Little.*) Did you say a pint was a pound and a quarter?—A pint is 20 ounces, a quart is 2 lbs. 8 ozs., a gallon is 10 lbs. I could produce a great deal more evidence on this point if it were necessary, but the fact is unfortunately notorious that the milk of an ordinary farm house in England is drawn from cows which first are not butter cows at all, and, secondly, are neither fed nor bred with an eye to the butter quality of the milk. So the farmer who gets one pound from 10 quarts is rather a clever man than otherwise, and the farmer who gets a like quantity from 12 quarts will find plenty of his neighbours to console him with even worse results.

Separators.

42,257. (*Viscount Cobham.*) You use the separator exclusively in your business, I think you said?—Yes.

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42,258. What has your experience been of the value of the separator?—I think the separator will have a greater effect on shorthorn milk than it will on Jersey milk. I do not know that I need trouble the Commission with stating the reasons why I think so, because after all the question is not one of very great importance; but I think that on shorthorn milk it will produce the effect of a 15 per cent. reduction of the butter ratio. That is to say, it will collect more butter-fat out of the milk to the extent of 15 per cent. than if the ordinary processes of gravitation are used. I shall, perhaps, seem to be subtilising over this matter, but I do not mean to say that you will get it all in butter; you will get the fat out of the milk, but inasmuch as a proportion of the butter fat in shorthorn milk appears to be unchurnable—you may get the butter-fat out, but you will not get the butter. That is a point which, perhaps, I need not introduce to this Commission, because it is really a further point. It is not entirely a chemical question; it is a physical question also, as regards the quality of milk for butter-making. Perhaps I might further explain myself. As regards the suitable economical quality of milk for butter-making there are two questions—the chemical and the physical; the chemical means that there is a certain amount of butter-fat in milk, and the physical means that butter-fat may be either churnable or unchurnable. Do I make myself clear?

42,259. Yes. You claim for Jerseys ——?—I claim for Jerseys larger globules.

42,260. That is, a larger proportion of butter-fat?—A larger portion recoverable by the churn than with other milk. That to my mind is the essence of a butter-cow—that you shall not only have the fat present in her milk, but that you shall have it procurable by the churn.

42,261. But whatever milk you use you advocate the use of the separator?—Certainly, for economical purposes. The small loss in the value of the skim milk, which is unquestioned, is counterbalanced by the large gain in the butter-fat extracted.

The scalding system.

42,262. Does it show markedly better results than the west country system of scalding?—Yes, it is better. The west country system of scalding is intermediate between the old-fashioned setting of raw cream and the modern separator. You get less butter-fat left in the skim milk by scalding than you do by the old processes of gravitation, but you get more left than you do by the separator.

22,263. In small dairies of from five to six cows such as you will find in many of the smaller farms, would you advocate the use of an expensive machine like the separator?—No, certainly not.

22,264. Do you think that the scalding system would be preferable there?—The scalding system in the west of England, where the butter finds a ready sale, is a sound and useful system. I think the scalding system is undervalued in the present day. It produces an excellent quality of skim milk, and pigs and calves are reared much easier by it. The only thing is that the scalding wants scientific treatment, as everything else does. Farmers ought to be taught that if they do not scald at a certain temperature, which must be accurately observed, they will leave a lot of curds in the butter, and the butter will be cheesy, as the dealers call it, whereas if they scald at the scientific point—the proper point—the butter will be free from those defects, though it will never have the quality of raw cream butter. It is a wide subject, but I think in the west of England, where scalded cream butter is appreciated and liked, that it has a life before it.

Superiority of Jerseys as butter cows.

42,265. You say that the butter value of milk is a question more of the breed of the cow than of feeding, and, as I understand you, you strongly advocate Jerseys as against any other breed?—Yes.

42,266. Have you anything more to add on that point?—I think it will come out clearly in the course of my evidence that it is a question of breed rather than of feed. It is my distinct opinion that though feed may be so managed as to produce even results and regular results, yet the effects of feed are limited, and I can see at present no limits to the effects of breed and of selection. What are the effects—if I may go on—of these bad qualities of milk on the industry of butter-making? I think that a brief examination will lead to the conclusion that they are mainly responsible for the stagnation of the home industry in butter-making, and for the bad repute which attaches to this branch of the dairy industry among farmers. I believe that they prevent young farmers from taking up butter-making as a means of livelihood, and cause older farmers to exclaim, as a well-known farmer did a few years ago, that butter-making would break the Bank of England; or, as a Somersetshire farmer did, not long ago

Quality of milk for butter-making

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in my presence, at the Mid-Somersetshire Agricultural Association: "As for butter-making, I consider it beneath my notice." In comparing the milk of butter cows with that of other cattle, I propose to assume a standard average quality of milk in butter breeds of 1 in 20, or of 1 lb. of butter from 8 quarts. I have already given evidence which shows that is not an excessive estimate. I have shown how it can be produced from 6½ on a large scale—something like 8 tons a year. I have shown you how it can be produced from 7 and 7½, and so on. I could produce any amount of evidence to show that it has been done from 8. But I will take only the evidence that has come under my own knowledge—the evidence of my own small dairy of 15 cows to 20 at Erleigh Court, and of 7 to 10 at Sharcombe, conducted on the old-fashioned system of scalding the milk. I have here the records of six years, three at Erleigh Court and three at Sharcombe. In not one of those years did the milk of cows, varying from 8 to 20 in number, exceed the butter ratio of 20 lbs. to 53 lbs. (or just over eight quarts). During those years they frequently went below 20 (19 being the lowest) even with those old-fashioned systems, and less than eight quarts being the average of those six years. So that I maintain if, with such a system as the scalding system, Jersey¾ milk is equal to producing 1 lb. of butter from 2 gallons of milk, that it is a fair thing to assume that can be gained generally from Jersey milk. I look upon such a result as obtainable by everyone keeping Jerseys who gives ordinary care and intelligence to the business. Seven quarts to the pound is at present a ratio which can only be expected at creameries and on large farms where the separator is used, but 6 quarts to the pound I look upon as the goal in the immediate future. I should, I think, astonish the Commission if I were to show them what results had been obtained in butter-making from tests which have been carried on by the Royal Agricultural Society and others. We get constantly results, and I do on my own farm get constantly results, that point to extraordinary butter cows, and to the development in the value of the butter cow in future. I might remind you that I have put before you this morning the evidence that a herd of 30 cows can give milk for more than a week which will yield one pound from less than six quarts, and I have got it from a little over five quarts. But I have tried to exclude from my evidence all exceptional cases. I look upon it, as I say, that in the immediate future with Jersey cows, we shall get one pound of butter from six quarts of milk; but the present standard I take it is 1 lb. from 8. Mr. Read has stated in his evidence that one shilling per pound is the average price at which the farmer would expect to market his butter. It is a very low price for fresh butter of ordinary quality, but let us accept it as the present bed rock of the fresh butter trade. What price will it give per gallon for milk to the farmer? Mr. Read's ratio gives 4*d.* per gallon,—Mr. Bear's 4¾*d.*: at the ordinary Jersey ratio of 1 lb. from eight quarts it would be 6*d.* per gallon, at the creameries ratio, and at the improved ratio it would be 6¾*d.* per gallon.

42,267. (*Mr. Dalton.*) Have you allowed anything for the skim milk there?—Nothing for the skim milk. I hope I am not labouring this point too far, but it seems to me to be at the very root of the whole butter question. It follows from what I have said that, with a selling price of one shilling per pound for fresh butter, shorthorn milk is clean out of the running; by shorthorn milk I mean to say ordinary farm milk. At the selling price of 1*s.* per pound it cannot live, because at 4*d.* or 4¾*d.* a gallon no farmer can make it pay.

42,268. (*Mr. Little.*) In the eastern counties, which you have referred to, the cattle are not kept for milk or for butter, but for breeding purposes, are they not?—For fattening.

42,269. For grazing stores, for which your Jerseys would be no use at all?—I am looking at this question solely from the point of view of a butter-maker, and to see how a vast business can be recovered for the nation.

42,270. (*Sir Nigel Kingscote.*) You are confining your remarks to butter?—Simply to butter. I take the Danish price at about 1*s.* per pound, and I want to show that it is possible to produce butter at that price, without loss, even in England. It requires a special effort, a special cow; yet this vast foreign fortress in our midst can be attacked successfully. It is twelve and a half millions a year that we are talking about.

42,271. (*Viscount Cobham.*) In your calculations do you assume a special value for Jersey butter?—Not at all at present; I am going to add that afterwards. I am taking 1*s.* per pound as the bed rock price at present. If prices go on falling we shall get lower, but on the basis of the Jersey breed I will go so far as to say we will beat Denmark with her Augeln cow. Jersey milk giving 6*d.* or 7*d.* per gallon at the same selling price of butter may be better able to survive. Let us see how these figures compare with the returns per gallon employed in other branches of dairying, such as selling milk wholesale and the making of cheese. The farmers in my district do a large business in selling milk to dealers in Bristol, London, &c. A large quantity also goes to local factories, such as Gillingham. In winter the milk frequently commands high prices and, deducting 1*d.* per gallon for carriage, from 6½*d.* to 7½*d.* the Imperial gallon may be looked upon as occasionally realised. But in the spring and summer these prices fall heavily. Last year the manager of one of our largest factories stated to a neighbour of mine that he could have bought thousands of gallons at 4*d.* per gallon. Again, a very large purveyor in Bristol gave prices in summer last year which only yielded 4*d.* per gallon to the farmer. Moreover, in estimating the returns of milk selling, some deduction should be made for the cost of cart, horse, and delivery to rail. It is a heavy matter; it is not like butter. I was asked this morning a question about butter, but there is not so much cost of carriage in the delivery of butter. In milk it is a very serious matter. You have to deliver it daily, and the butter you do twice a week, or something of that sort, and it is not so big a matter. So I think 5½*d.* per gallon would represent the full return to the farmer in Somersetshire selling milk wholesale all the year round. I think 5½*d.* per gallon is a liberal estimate. As to cheese-making, the quantity of milk required to make 1 lb. of cheese is generally estimated at one gallon per pound. The late Lord Vernon pointed out at the Dairy Conference at Nantwich on June 4th, 1885 that this was not a correct estimate. His words are these: "It seems to be recog-
" nised that three gallons of milk will make 1 lb. of
" butter, and that one gallon of milk will make 1 lb. of
" cheese. So it will when fresh; but considering that
" cheese shrinks at least 25 per cent. before being sold, a
" quantity of it is lost, so that really it takes a gallon and
" a quarter to make 1 lb. of cheese. When, therefore, a
" farmer tells me he made 70*s.* a cwt. by his cheese,
" as one in point of fact told me last week, really
" he only made 6¼*d.* to 6½*d.* per gallon on his milk."
I think that an average price paid to the farmer in the Cheddar district would be somewhere between 50*s.* and 60*s.*, that is, by the dealer who goes round and buys his cheese—say in round figures 56*s.* per cwt. If there was no shrinkage this would give a return of 6*d.* per gallon for milk; but Lord Vernon says we must allow 25 per cent. for this shrinkage. Let us compromise it at 12½ per cent.; that would make the price in the Cheddar district 5¼*d.* per gallon. Of course I am trying to get at the average price, and not to touch either extreme. There would be some who would get more and some who would get less, but I think that is a fair average. I am perfectly certain that it is a favourable average as compared with butter at 1*s.* per lb. The best results, I think, are secured by those farmers who combine the sale of winter milk with the manufacture and sale of cheese during the summer and autumn months; by this means I think an average of 6*d.* per gallon might be obtained. Comparing the sale of fresh butter at 1*s.* per lb. with that of milk at market prices and cheese at 56*s.* per cwt., the returns come out as follows: Jersey milk, treated by improved processes such as I imagine creameries would adopt, 7*d.* per gallon for butter-making; milk got from Jersey cows and treated, 6*d.* per gallon; the combined sale of milk and cheese, 6*d.* per gallon; whole milk sold all the year round, 5½*d.* per gallon; and cheese alone, 5¼*d.* per gallon. I here record my opinion, that in spite of all that has been said about it, the making of butter from Jersey milk, even at the low selling price of 1*s.* per lb., and not allowing a single penny profit for the superior quality, comes out at the head of the list.

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Prices of butter compared with those of milk and cheese.

42,272. Have you given us what you yourself have got?—I have given you that, but I have left that behind for the moment, because I have shown you that I have got 10*d.* a gallon selling at 15*d.*; but then I say selling at 1*s.* a pound, which is the bed rock at present of the butter industry, and making butter from Jersey milk, the returns ought to be 6*d.* to 7*d.* per gallon. I say that Jersey milk is at the top of the list and there is nothing to touch it in the way of profit at the present time; that is my conclusion. In comparing these figures it must be borne in mind that both cheese-making and butter-making possess an advantage over milk selling in their by-products of whey and skim milk. Milk selling does not admit of the rearing of pigs without extra expense for feeding. The value of skim milk is generally admitted to be about double that of whey so that if skim milk is worth a penny a gallon whey is

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worth a halfpenny. Therefore putting the value of the milk in a butter dairy for butter-making, together with the value of the skim milk for pig-feeding, you get (on the basis of 1*s.* per lb. for butter) 7*d.* per gallon for the milk; and on the basis of cheese-making at 56*s.* per cwt., together with the value of the whey you get 5¾*d.*; and in the sale of whole milk which has no by-product you get 5½*d.* But this statement does not do justice to Jersey milk when made into butter. For some cause not fully understood, but probably a physical one, the butter produced from Jersey milk is invariably firmer in texture, and better in grain than that produced from shorthorn cows. This difference amounts to a preferential price paid in the market of not less than a penny per lb. in every district with which I am acquainted. Therefore when Danish and other butters fetch 1*s.* a lb., fresh Jersey butter sold wholesale to our west country dealers will fetch 1*s.* 1*d.*, at which price it returns 6¾*d.* per gallon to the maker, besides a penny for the skim milk, or 7½*d.* per gallon. I do not think that is forcing the matter; I think that it is true that the quality always produces that much more and ought to be taken into account. I wish now to say something as to the cost of producing Jersey milk as compared with shorthorn or other ordinary farm milk. A rough notion of that may be gained as follows: Ordinarily speaking, two fair milking shorthorns will weigh as much as three Jerseys, and presumably an acreage which will support two of the large breed will support three of the small. Two country shorthorns will be good cows if they give 600 gallons of milk each per annum—that is 1,200 gallons together; but three full grown Jerseys should give at least 1,500 gallons, and that would give 2*l.* 10*s.* profit in favour of each of the Jerseys, taking milk at 6*d.* per gallon; in other words the Jersey milk would be about 1*d.* per gallon cheaper to produce than the shorthorn. That is an estimate based on the weight of the two cows; I am taking the economic value of the milk for the butter-making and the weight of the cows placed upon the land, and I find that the Jersey cow is a more economical milk producer than the other.

Cost of producing Jersey and other milk compared.

42,273. You are not taking into consideration the value of the animal when sold to the butcher, are you?—That I will come to afterwards. I am trying to bring out every point which bears on the questions of butter production at a profit; and that is a point which must be taken into consideration too.

Effect of age on cow's milk.

42,274. I believe you wish now to say something as to the effect of age on the cow's milk?—The age of the cow is the next point, and that has an important influence upon the quantity and quality of the milk yield. This point was formerly well understood in dairy counties, but it appears to be forgotten or disregarded now to the great detriment of the butter branch of dairying. Yet both the milking trials of the British Dairy Farmers' Association, and the butter tests of the English Jersey Cattle Society, bear decisive witness to its existence as a law, and to its direct bearing on the profits of the butter dairy. 376 Jersey cows and heifers have been tested by the English Jersey Society since 1886; of these, 43 animals between three and four years old yielded, as an average, one quarter of a pound each less butter per day than 112 cows between the ages of six and eight years. On an ordinary farm I consider that a Jersey cow of seven years old would give from 25 lbs. to 35 lbs. more butter a year than a cow of 3½ years.

42,275. (*Mr. Little.*) Do you suffer from the drop in the older cows, I mean milk fever; do they fall after calving?—I do not think so.

42,276. There is a general impression with us that they do after three or four calves?—You constantly, in Arthur Young and in Billingsley and writers of that sort, who wrote at the end of the last century, find that cows were kept even to the age of 20 years, to put extreme cases.

42,277. But not with very artificial keeping; it was with purely natural keeping, was it not?—Possibly artificial feeding might affect it, but I have never personally attempted artificial feeding; I never attempted the American system of feeding.

42,278. I mean that in the old days cows were kept principally upon the food that they could get from the grass and from hay, and therefore would be less subject to milk fever than those which are highly kept on cake?—Yes, but if the cow ceases to give milk, you drop off all artificial feeding and keep her for six weeks dry and very poor. I think in those cases the risk of dropping is very greatly diminished. I had intended to bring with me a plan which has been issued by the English Jersey Cattle Society which shows the results of their tests on this point. I am sorry to say that I have not the plan with me, but I will send it up. (*See* Appendix A. XXVI.) The plan shows very strikingly that as they get older the milk and butter produce increases up to a certain age; after that the cows maintain their highest rate for a certain time, and after that they seem to decline in yield.

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42,279. (*Viscount Cobham.*) At what age would they begin to drop?—I should say that it would be at from nine to ten years old. That affects the beef question very materially, because if you can keep cows in profit up to that time the beef value has disappeared, and the cows have ceased to have almost any value to the butcher. The conclusions I wish to draw from the evidence I have already given are, first, that butter-making for the wholesale market as practised by the ordinary farmer cannot pay, and is bound to die out. I cannot think that there can be any dispute about it; one sees it all round one; it is dying out, and on the lines at present followed, namely, 4*d.* per gallon and 4⅜*d.* per gallon, it cannot support the farmer. And that is not the worst; as I showed you this morning there are some who are only earning 3*d.* per gallon, which is about as much as the New Zealand factories pay their farmers, so that they cannot live by it. The second point I wish to assert is that butter-making from Jersey butter cows is still a practicable and paying industry, even at the low selling price of 1*s.* per lb. I do not wish for a moment to introduce any controversial matter before this Commission, but it seems to me that it is desirable that the head of the State, to which ever party he belongs, should not hold unsound views about cows. I find that in the "Pall Mall Gazette" of April 29th, 1893, an interview was reported between Lord Salisbury and Lord Winchilsea on agricultural questions generally, in the course of which a remark was made by Lord Salisbury to the effect that he presumed the profitable life of a cow was from three to four years. It will not affect international relations, but at the same time I am bound to say—without saying to which party I belong—that it will affect the faith of the average farmer in the head of the State to find him expressing so heterodox an opinion as that on the value of the cows. This is really a little digression.

42,280. What average age would you give to the cow?—Nine to ten years for a butter cow.

42,281. (*Mr. Little.*) Taking the country through?—From two to eleven is what it ought to be. I have some cows of my own which are nearly ten years of age, and which I would not part with for anything. They are the best cows I have got. No one ought ever to part with a good cow till she has ceased to produce profit in the dairy, when there is an industry like this sought to be recovered in England.

42,282. (*Mr. Channing.*) I thought when you started this farm you were using young heifers?—I have bred them now for 15 or 16 years. The best blood is not to be lightly obtained, and when you get it there is nothing more certain in the analysis of careful breeding than that individual qualities differ greatly, and that they can be transmitted by inheritance. The consequence is that you ought never to kill a good dam. I do not suppose anybody would kill the dam of a good racer, and why should you kill the dam of a good butter cow.

42,283. (*Captain Owen Thomas.*) You are speaking of an exceptionally good cow, and not of the average cow, are you not?—I am treating the thing broadly. I am not taking the case of the bad cows. If you have a bad cow, the sooner she is killed the better. Taking butter cows, seeing that they rise constantly, their average of production will be better at the age of seven or eight than it will be at the age of three or four.

42,284. And one or two out of 20 would be good at 10 years of age?—Yes.

42,285. But not more?—No, I do not think more would.

Importance of economical production of milk for butter-making.

42,286. (*Viscount Cobham.*) What do you think are the obstacles in the way of the improvement of our butter industry?—First, the general lack of knowledge on the part not only of the farmer, but extending to his guides and teachers, as to the conditions upon which the profitable working of a butter dairy really depends. Few appear to recognise the great importance both as to cheese and as to butter, but especially as to the latter, of the production of milk in proper quantities and of proper quality—that is what I mean by the economical production of the milk. Milk is the mere raw material of both trades, and is of vital importance. If I may quote from a passage I wrote lately on this subject—it has been published—I should like to do so. I said:—"The quality of his milk is to the butter maker what "the quality of his wool is to the cloth-maker. It

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" is the raw material, upon the right selection of which not " only the excellence of his goods but the profit of his " undertaking must in a great measure depend. If the " cloth maker buys bad wool and buys it dear, can " he retrieve his error by introducing new and im- " proved methods of dealing with his staple in " the process of manufacture? Certainly not. Yet the " ordinary farmer buys, or rather produces, a bad raw " material, and a dear raw material, and is taught by his " advisers that if he only gives increased attention to the " processes of manufacture in a dairy it will turn out all " right. For years past the whole attention of the farmer " and of the public has been directed and concentrated, " through the combined energies of the press, the agricul- " tural societies, professional teachers and lecturers, " migratory butter schools, etc., upon the question how to " make good uniform butter; and it has been assumed " and often expressly taught that this covered the whole " question of profitable butter-dairying." I think that the proof is not far to seek that the production of the raw material as a potential source of profit is of much greater importance than the process of manufacture. I have rather brought this into prominence, because I see that in this very inquiry several witnesses have come before the Commission and have said that the difficulty in the way is the production of good and uniform butter. I do not think so. I think now-a-days that a great deal is known about the production of good and uniform butter, and that the real obstacle in the way is the production of the right milk. I will give you an illustration. Most country towns publish weekly the prices of fresh butter, in the local market. Such is the practice at Shepton Mallet; and throughout the year the measure of the difference between the best and the inferior butters is only about 2*d.* per pound, that is to say, prices run from 1*s.* to 1*s.* 2*d.*, and from 11*d.* to 1*s.* 1*d.*, and so on. If this measure be applied it appears, therefore, that 1*d.* per gallon on the milk returns is all that the question of quality really involves. I do not know whether I make that clear —it is two-thirds of a 1*d.* really, but I put it at a 1*d.* Whereas if a farmer makes butter, and sells it at a 1*s.* a pound and it takes him three gallons of milk to make a pound of butter, then, if he succeeds in learning how to make it from two gallons, it makes a difference to him of 2*d.* per gallon—that is double the former instance. If, besides improving the quality of his milk he improves the yield of his cows 100 gallons per annum, as has been done over and over again, he adds to the difference. So I really think the importance of studying the economical production of milk as compared with the importance of studying the better manufacture of butter is possibly represented by more than three to one, and is certainly represented by two to one. The second obstacle exists in the strong prejudices, gradually, I think, giving way in the South and West of England, against the type of butter cow. There is considerable justification for this feeling. Jersey breeders in England in former years have been much to blame for pursuing fantastic aims, and encouraging ridiculous fancies about tints, and tongues, and tails, and the like. But, perhaps, of even greater influence in discouraging the breed have been the notions formed by the farmer of the delicacy of the Jersey, owing to his experience mainly of the Island breed of Jerseys. There is no doubt that lack of constitution in the case of a large proportion of Island Jerseys has discouraged the farmer from meddling with them. The first year of their acclimatisation, especially in the autumn, is a very critical time with the Island breed. I have had my own experience of it, but have never found the same difficulty with English bred Jerseys. Nature seems to have endowed them with robustness as a compensation for the lack of refinement which is so distinguishing a characteristic of the Island cows, and has made them the idols of the show-ring.

Prejudice against dairy cows.

42,287. (*Mr. Channing.*) Is the amount of fat in their milk as great as that of the Island cows?—Yes, I think so. The third obstacle to which I wish to call attention is the constantly-recurring objection to the Jersey on account of her deficiency in carcase. This may be regarded, not only as a prejudice, but even as a mischievous prejudice, which stands in the way of the advancement of the butter industry, for it demands that a butter cow should be also a beef cow, whereas experience shows that a beefy cow is *ipso facto* a bad butter cow. Some people say that it is easy to show that English Jersey cows, accidentally disqualified as butter producers by sterility, &c., are capable of yielding a return at the shambles not altogether disproportionate to their live weight. I think that is true; the farmers forget that one cow is 850 lbs. and the other 1,100 lbs., and I have, in my own experience, always a sale for Jerseys if they should happen to be disqualified for the dairy. But I am prepared frankly to abandon any claims for carcase value on the part of the Jersey, and to maintain that, kept for the production of butter and skim milk alone, they are more profitable animals in proportion to their size than the cow which produces both milk and beef. Nobody can well dispute the practical value of the Jersey cow for butter production. We may rest the case on farm accounts such as those of the late Mr. Dancey, of Horwood Priory, Bucks, who, in the year 1865, received 1,600*l.*, or an average of 32*l.* per cow, for butter alone from a herd of fifty Jerseys. That is a case, of course, in which Mr. Dancey supplied butter retail. It is a surprising record I think, of butter production, but he had, I am told, the Queen's table to supply in those days, and certainly he had a first-rate connexion, and that may partially account for it. I might say, that if one had been resting the case of the Jersey upon cases like Mr. Dancey's, I could have quoted very large herds of Jersey cows—well known if I mention the names—that are selling their butter, one at 2*s.* a pound, and another at 1*s* 8*d.* a pound, but those are retail prices and so on. But more important in their effects on the public mind have been the published butter tests such as those of the Royal Agricultural Society at Chester, the large tests open to all England at Lord Rothschild's at Tring Park, as well as those conducted by the Bath and West of England Society, the British Dairy Farmers' Association, and the Royal Counties Agricultural Association. The most important of all was the great test of butter and cheese production from different breeds organised in America, and held at Chicago in 1893, which lasted from five to six months. I need not go into the details of these, I think, because they are well known, but I have got some figures here about them. I think I should mention that, in the thirty days' tests for butter, 15 Jerseys, 15 shorthorns, and 15 Guernseys were entered. Taking the results of the tests of the first 25 cows in order, the whole 15 Jerseys passed out, eight Guernseys passed out, and two shorthorns only, that is to say Jerseys really topped the list, then came Guernseys, and then two shorthorns. One of the shorthorns was third on the list in merit of production of butter, but even there the characteristic differences were seen: for whereas the leading Jersey made one pound of butter from six quarts of milk, this exceptional shorthorn took exactly 10 quarts of milk (Mr. Bear's estimate), to make a pound of butter. In all the tests, the 90 days' test, the 30 days' test, and the 15 days' test, the Jerseys head the list. 25 cows were employed in some cases of each breed and 15 in others, but the Jersey in all headed the list as a butter producer. In all these cases the value of the Jersey as a practical butter cow has been indisputably established. The results of these tests can be found in Mr. Cheeseman's Report to the British Dairy Farmers' Association, published in the journal for 1894 (page 41). American Jerseys are held mainly by farmers, and not, as in this country, by rich men; they are not the fashion of the opulent. Ten years ago the Jerseys registered by one club only in the United States of America numbered 40,000, and the breed has vastly increased since. But we need not resort to America or Canada for evidence that the Jersey is adapted to the ordinary farmer's purposes. Ample evidence exists in Arthur Young's books that the Jersey—or Alderney, as she was then called—was in the last quarter of the 18th century widely spread in the dairy farms of the south and south-western counties, and her extraordinary butter-making qualities were then widely recognised, then came the great beef movement, and the popularity of the Jersey waned. Now that butter cannot be made to a profit from shorthorn milk, and that beef contributes less than it did to the dairyman's income, it seems as if farmers were inclined to reconsider the question of the Jersey. Much evidence comes before us in the Jersey Society on that point. Even if England is not yet ripe for the reception of the butter type of cow, other countries are less backward. Ireland, Belgium, France, Portugal, Sweden, and even Matabeleland, were all buyers to a greater or less extent of Jersey stock last year; Sweden alone received in one shipment 240 cows and heifers, and forwarded a further order for 40. It is an extraordinary circumstance that Sweden with its climate should be buying Jersey cows. Denmark, as is well known, possesses a type of cow in the Augeln greatly resembling the Jersey in size, appearance, &c., but less valuable as a butter cow; but the weight is almost exactly the same. They have based their immense butter business on a cow of the Jersey type, but not such a good butter cow. There is one point I should like to point out, that though we cannot shake the foreign hold on the market in regard to improvements in the manufactured article, though we cannot surpass the quality of the best French and Danish butter, we can beat them hands down in regard

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Result of tests of butter at Chicago, 1893.

Use of Jersey cows abroad.

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to the quality of the milk. I could give evidence as to the quality of Normandy, and of Danish milk for butter production; they are not at all equal to the Jersey.

Butter ratios.

42,288. Cannot you give us the ratios one by one; what, for instance, is the ratio of Denmark?—I took these figures when I wrote a pamphlet in 1892: the Jersey is 1 in 20, the Augeln of Denmark is 1 in 25, the ordinary English is 1 in 27·50; the ordinary Irish (this was on the basis of Mr. Lane's evidence) 1 in 31; the ordinary Norman, 1 in 31·25, and the ordinary Dutch, 1 in 33·75.

42,289. (*Viscount Cobham.*) According to you the whole of those industries ought to be unremunerative?—They have certain advantages that we do not have. You would have to treat them separately. I do not think they have rates as we have, nor taxes as we have, and I do not think their labour bill is the same; all those points affect it.

42,290. (*Mr Dalton.*) Is their rent high?—It is speaking really too broadly to speak of rents where so many countries are concerned, but those figures all favour them. *Cæteris paribus*, the Jersey will beat them as a butter cow, there is no doubt.

Importance of the butter-making industry.

42,291. (*Viscount Cobham.*) I think you consider that the public efforts hitherto put forward by the agricultural societies and county councils are inadequate to deal with the question of the economical production of the raw material required for the butter dairy?—Yes. That is a question that I can deal with very briefly. It seems to me that the importance of this industry is not appreciated. I believe, if we think of it, we shall see that it is the only hopeful direction in which British agriculture can expand. We cannot expand in the direction of wheat; I do not think we can expand much in the direction of beef and meat. We cannot affect the frozen mutton trade, and even if we could, after all, it seems to me that 10 millions, which was the total import of meat, apart from pig-meat and live cattle, is not very much to compare with 36½ millions, which is the total import of butter, margarine, cheese, bacon, ham, lard, and pork.

42,292. What you look forward to is the displacement of this great foreign importation by home-grown produce?—I think everything seems to show that British agriculture must expand in that direction, and in that direction chiefly. If we could produce all the poultry and eggs it is only 4½ millions; if we could produce all the vegetables and fruit it is only 6½ millions.

42,293. Do you think a little improvement has been manifested recently in the manufacture of butter in England?—Yes, but I do not think that touches the economic question. We have undoubtedly raised the technical level of our dairymaids, but that is only flooding the counties with people who have no immediate prospect of occupation. They know perfectly well that it takes three to four gallons of milk to a pound of butter.

42,294. You consider that sufficient attention has not been paid to the production of the milk from which the butter is made?—It is my notion that that side of the business must be developed.

42,295. Have you any suggestions to make as to more efficient methods, and the more energetic handling of this question, besides what you have already put before us?—I should like to make a few suggestions, and I will make them very briefly. I have come rather to point out where the evil is, as it seems to me, where the canker is at the root of this business, and that is ignorance of the economical production of milk. In the first place as to the State: the State publishes yearly in the agricultural statistics notes of the produce of the principal crops, live stock, &c.; might not the attempt be made to collect at the same time statistics of milk, cheese and butter produced by the farmer?—I do not know that that would succeed, but it would be valuable if we could get it. Then it is the general impression that despite laws to the contrary, a great deal of adulterated butter comes into the market. I hear that constantly asserted in the British Dairy Farmers' Association, and I am going to suggest why cannot the butter be examined at the port of entry instead of being examined in the shops. The latter seems to me like checking the evil at the floodgates instead of at the source.

Adulterated butter.

That is a suggestion I should like to make. Then with regard to our county councils and their migratory butter schools, which is one of the means they adopt for technical education, that I think is open to objection, because, as I have been trying to point out all along, it deals only with the question of manufacture. Many of the pupils never see milk. They buy cream, put it in the churn and turn out the butter, which they sell. The consequence is that these pupils become excellent dairy maids, but they know nothing whatever of how to produce butter economically. As I pointed out they may affect the value of the butter to the extent of two-thirds of a penny per gallon of milk, but that is all they can do.

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Technical education.

42,296. Still, even that is important?—Yes, but the other is so very much more important. What I wanted to suggest on that head was that migratory butter schools should be held, as cheese schools are. The cheese school in Somersetshire is held at a farm, and the pupils go there. Now why could not the county councils take a small farm, give the farmer 25*l.* or 20*l.* for use of his premises, &c.; he should supply the milk; the scholars could make it up into butter; they would have the opportunity of seeing the butter ratio of the milk; they would observe the cows being fed; they would weigh the cows' milk one day in the week, and would study it rather on the lines which I have been indicating, and it should be part of their business to record the results. I think in that way both the pupil would be benefited and the farmer himself. I want to see something brought to bear on the farmer himself to teach him these things.

42,297. The county councils are endeavouring to produce good dairy maids, rather than good milk producers?—That is it. There are more good dairy maids, I think, at this moment in the county of Somerset, than there are good butter cows; that is my impression. Another thing I attach a great deal of weight to—I wish I had more time to impress it upon the Commission—is, that I really think that in order to improve the quality and quantity of milk, in order to draw attention to it, it would be most valuable for the county councils to appoint inspectors. I would take assistants from some good chemist's laboratory, men of some scientific training, and say "Look here, I shall "pay you a certain fixed salary; you shall go to any farm "where you are invited, and test by the Babcock tester or "one of those simple things"—I would not go through the whole process of chemical analysis—"the whole of the "cows, and let the farmer know what each one produces."

Inspection of butter by county council inspectors.

42,298. (*Mr. Channing.*) And warn him from producing butter from the cows that had a less proportion of fat than a specific standard?—Yes. It would only take an hour to do about 50 cows by the Babcock testers.

42,299. (*Viscount Cobham.*) The farmer would have to keep the proper glasses and measures?—I think that would not be necessary. I would let the inspector carry those round with him. It is only a small thing. He could carry the apparatus round to every one. I would pay the inspector a certain fee and make the farmer pay another fee, and then I am quite certain if the quality of the milk was tested four times a year it would give a very good clue to the value of the individual cows. It is a thing I should use myself at once; it would save me a great deal of trouble. Then as to agricultural shows, I should like to suggest that more of them should follow the example of the British Dairy Farmers, and test, at any rate, dairy cattle, by results, and not simply be content to bring dairy cattle into the ring and inspect them as though they were beef cattle. It is a farce to a great extent. It has had its day, and it is played out. The dairy cattle cannot be judged in that way, especially a butter cow cannot be. I should like also to urge one notion that we have in the English Jersey Society; we are giving prizes now for bulls. Of course many people say if you give all the prizes for results only you sacrifice all that our experts have done in breeding symmetrical and beautiful cows. We have hit on this compromise: we will give prizes for cows only on their butter produce; bulls we will give prizes for on account of their appearance, only they must be bulls descended from cows which have made good butter results, so we hope in that way to preserve both utility and beauty.

Improvement of tests of dairy cattle at shows.

The witness withdrew.

(*For Mr. Hall's further evidence see page* 355.)

Adjourned to Thursday, 14th March, at 12 o'clock.

Eighteenth Day.

Thursday, 14th March 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
JOHN GILMOUR, Esq.
ROBERT LACEY EVERETT, Esq., M.P.
WALTER HUME LONG, Esq., M.P.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq. } *Assistant*
ALAN MACKINNON, Esq. } *Secretaries.*

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Mr. CORNELIUS NEALE DALTON, C.B. (a member of the Commission), examined.

42,300. (*Chairman.*) You are one of the assistant secretaries of the Local Government Board?—Yes.

42,301. And you have been for some years charged with all questions affecting local taxation?—I have been connected with the Statistical Department since 1882, when I was appointed assistant secretary. I have seen all the returns that have been issued since that date, and have had more or less to do with their compilation.

42,302. In 1893 you were assisting Mr. Fowler, the then president, in preparing the memorandum on the subject of local taxation?—That is so.

42,303. There have been two special inquiries into the increase or decrease of the local taxation within recent years, made at the instance of the Treasury, one by Mr. Goschen, President of the Poor Law Board in 1871, and the other by Mr. Fowler, to which I have already referred, in 1893?—Yes.

42,304. In each case a full report was published as a parliamentary paper?—Yes.

42,305. Mr. Goschen's report brought the statistics of local taxation down to 1868?—Yes.

42,306. And Mr. Fowler's brought them down to 1891?—Yes.

Mr. Goschen's report on local taxation.

42,307. What was the general purport of Mr. Goschen's report?—The scope of Mr. Goschen's report was considerably wider than that of Mr. Fowler's report. Mr. Fowler's report was confined to the local taxation of England and Wales, while Mr. Goschen's report dealt not only with the local, but also with the Imperial burdens borne by real property in the whole of the United Kingdom and the rest of Europe. At the commencement of his report, Mr. Fowler gives an account of Mr. Goschen's report. He says: "In 1871 "Mr. Goschen (who then presided over the Poor Law "Board) in accordance with your wishes, made an "inquiry into the progressive increase of local taxa"tion, with special reference to the proportion of local "and Imperial burdens borne by the different classes "of real property. He also inquired into the system "adopted in foreign countries for raising the funds "necessary for local purposes, and endeavoured to "ascertain, as accurately as possible, whether the "proportion of taxation borne by real property in this "country was in excess or not of the share borne by "the same class of property elsewhere. In his report "of the results of that inquiry, Mr. Goschen, in the "first instance, analysed the receipts and expenditure "of the local authorities of England and Wales for "1868, the latest year for which statistics were then "available, distinguishing, as far as practicable, the "transactions of urban and rural authorities. He "next dealt with local rates for the purpose of show"ing:—(1.) Historically—(*a.*) What had been the "increase during the preceding 50 years in the gross "amount of money levied by rates at different "periods? (*b.*) What rates exhibited the greatest com"parative increase? (*c.*) Whether the increase in the "value of the property bearing the burden of rates "had been greater or less in proportion than the "increase on the sums collected? and (*d.*) How the "increase in value, and the increase in the burdens "borne, had been distributed between lands, houses, "and other classes of real property, respectively? "(2.) Geographically, in what parts of the country the "increase in rates, if any, had been most marked." Mr. Fowler stated that he proposed "to continue the "inquiry into the increase in the local taxation of "England and Wales, so as to bring it as nearly as "practicable down to the present time, and to com"pare the facts and arguments contained in Mr. "Goschen's report with the condition of things now "existing." He added that in so doing he would confine himself to the local taxation which was within the cognizance of his department, and would make no attempt to deal with the Imperial taxation falling on lands, houses, and other classes of real property.

42,308. Then Mr. Goschen's report compared the state of rural rates in 1868 with the earlier years of the period?—Yes.

42,309. What was the general result of his investigation?—On page 20 of his report he says: "It is "certain, from all the data which have been sub"mitted, that the progress in the burdens on lands for "local purposes has not been, as has been constantly "asserted, greater than the increase in their value, "but on the contrary considerably less."

Mr. Fowler's report on local taxation.

42,310. Then Mr. Fowler in his report continued that investigation till 1891; and what was his conclusion?—He found that there was a fall in 1891 as compared with 1868 (the year which Mr. Goschen had taken), in the average rate in the £ in rural districts of the aggregate rates, excluding rates raised by Commissioners of Sewers and Drainage and Embankment Boards, which are in the nature of rates for the improvement of property. And he arrived at the conclusion that "at no time during the "present century, for which statistics are available, had "the average rate in the £ of the rural rates been so "low as during the years 1890 and 1891."

Rates in 1803 and 1890–1 compared.

42,311. Was that conclusion supported by figures of which you give a resumé in Table 1, of the appendix to the brief of your own evidence. (*See* Appendix A. XXXII., Table 1.)?—I think so. It appears from that table that the average rate in the £ of the rural rates, which was 4*s.* 5½*d.* in 1803, had fallen in 1890–91 to 2*s.* 2½*d.*, that is to say, it was half what it had been in 1803. In various counties the fall was considerably greater than that. For example, in Carmarthen it had fallen from 12*s.* 9*d.* to 2*s.* 6½*d.*; in Pembroke from 11*s.* 8½*d.* to 2*s.* 6½*d.*; in Cardigan from 9*s.* 1*d.* to 3*s.* 5*d.*; in Sussex from 8*s.* 7½*d.* to 2*s.* 3¾*d.*; and in Monmouth from 7*s.* 11½*d.* to 2*s.* 8*d.* In 1803 the highest average rural rate in any county was 12*s* 9*d.*; in 1890–91 it was 3*s.* 5*d.*

42,312. Was the year 1803 taken on the ground that it was a year of very high rates, or not?—No, on the contrary, I should say. It was taken apparently, as far as one can judge from the report, because it was a year for which the least imperfect statistics were

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available. If I may refer to page 69 of Mr. Goschen's report, which gives the expenditure for relief for a large number of years, it will be seen that the expenditure on relief in 1803 was smaller than that in any subsequent year in the Table with the exception of 1837. Of course in many of the intervening years the rates and the expenditure on relief were enormously high. For example, in the five years, from 1817 to 1821, the expenditure on relief varied from 6,910,000*l.* to 7,870,000*l.*, and in the five years from 1829 to 1833 from 6,332,000*l.* to 7,036,000*l.*, whereas in 1803 it was only 4,077,000*l.* (*See* Appendix XXXII., Tables 2 and 3.)

42,313. You are now referring to the expenditure on poor relief only?—Yes, which was the greatest of all the local burdens that then fell upon the land. It is perfectly clear from the reports of the Select Committees of the House of Commons and the House of Lords in 1817, and from the Report of the Poor Law Commission in 1834, and from the table at page 69 of Mr. Goschen's report, that in those 10 years the poor rates were enormously higher than they were in the year 1803, which is the first year taken here.

42,314. In 1803 the gross expenditure was 4,077,000*l.*?—That is so.

42,315. And the rate in the £, 3*s.* 4½*d.*; I am talking now of the gross expenditure taken for the poor only?—Yes.

42,316. For a moment confining ourselves to the Poor Law expenditure in 1813–14–15 the average expenditure was 6,123,000*l.* and the rate in the £, 2*s.* 4¼*d.*?—Yes.

42,317. Apparently between those dates the rental of land had been considerably increased; I suppose, owing to the high prices of wheat in the war time. You see the gross expenditure had increased 50 per cent., whereas the rate in the £ had fallen by nearly 30 per cent.; therefore the probability is that in the interval there had been a great rise in rent due to the high prices of the war time?—I think it is very difficult to get the assessment for 1803. The assessment for 1814 can be got from Table VI., which I have put in. I have put in some of the assessments for the earlier years for the income tax which have been taken from Mr. Goschen's report, but I have not got the assessment for 1803.

42,318. I only draw the inference from the figures that there must have been a rise of rent in the interval, due, probably, to the war, and resulting in this: that although the gross expenditure was increased 50 per cent., the rate in the £ was reduced nearly 30 per cent.?—That appears to have been the result. In the table on page 69 of Mr. Goschen's report the annual value of property for the Income Tax Returns is given at 34,864,000*l.* in 1802-3.

42,319. (*Mr. Giffen.*) That was the total of Schedule A.?—Yes, I had not observed that.

42,320. (*Chairman.*) In 1803?—Yes. It is therefore, no doubt, the case that the assessment had risen very greatly between those two years.

42,321. (*Mr. Giffen.*) But probably the machinery for assessment was very defective in those years, and the rateable value was not very closely ascertained; would that be so?—That might possibly be the case.

42,322. (*Chairman.*) You have given the fall in rates in Wales by way of illustration, but in some of the counties in England the fall was very considerable, was it not?—Yes.

42,323. Take Sussex, Essex, Hereford, Surrey, and so forth?—In Sussex it had fallen between 1803 and 1890–91 from 8*s.* 7½*d.* to 2*s.* 3¾*d.*; in Hereford from 5*s.* 8½*d.* to 2*s.*; and in Essex from 5*s.* 11½*d.* to 3*s.*

42,324. Apparently the main fall took place after the year 1826, because I observe that for Sussex the rate is 8*s.* 7½*d.* in 1803, and 6*s.* 9¼*d.* in 1826?—That is so.

42,325. It fell to 3*s.* 7·44*d.* in 1868, and again in 1890–91 to 2*s.* 3·74*d.*?—Yes.

42,326. Making a fall in 1890–91, as compared with 1868, of 1*s.* 3·70*d.*, and as compared with 1803 of 6*s.* 3·76*d.*?—Yes.

Church rates.

42,327. The figures for 1803, 1813, and also for 1826 include church rates, do they not?—Yes.

42,328. Can you state what the amount of the church rate was at that time?—The church rate varied very greatly in different places. Sometimes it appears to have been a very high rate. Taking the country as a whole, if the church rates had been spread over the whole valuation of the country when they were about their maximum, I think the average would have come to between 2*d.* and 3*d.* in the £.

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42,329. Therefore it was an inconsiderable amount, taking the average of the whole country?—Yes.

42,330. But here and there I suppose, where a church had to be repaired it might have been heavy?—It is clear that it was very heavy in certain parishes at various times.

42,331. The church rate continued to be included until after 1868, did it not?—Yes. It has been included in some parishes up to a very recent date. When church rates were abolished, they were still allowed to be levied for the repayment of existing debts, and I think until a very few years ago some of these rates continued to be raised.

Rates in 1803 and 1890–91 compared.

42,332. These tables which you are putting in relate to rural rates only, do they not?—To rural rates.

42,333. You have excluded the urban districts?—What has been done in reference to the years 1890–91, is that all purely urban rates have been excluded; and in a union which is partly urban and partly rural, the rate in the £ for the rate which is raised for the relief of the poor and other Poor Law purposes, which are common to the whole union, has been averaged and added in.

42,334. In a union of that character the same rate would be levied in the urban part of the union as in the rural?—Yes, and the average has been taken and put in the table in the same way that the county rate has been dealt with. There are no purely urban rates in this table at all.

42,335. Since 1868 there have been added two new rates, namely the Rural Sanitary Rate and the Rural School Board Rate; is that not so?—That is so.

Poor rate. Select Committee of 1817.

42,336. (*Sir Nigel Kingscote.*) Might we have an explanation with regard to the highways?—I would like to take the poor relief to start with. I should like, if I may, to quote from the reports of 1817 and 1834, to show how very high the rate for this purpose was then in certain parts of the country. The report of the Select Committee of the House of Commons in 1817 contains a petition:—"From the Minister, Churchwardens, "Overseers of the Poor, and all the inhabitants and "occupiers of the lands and mines of the parish of "Wombridge in the county of Salop who pay poor "rates." They state that "the property in the "parish is rated at its actual value, the greater "part being held at a rack rent and rated accordingly; and the other portion is rated at the rent "that might be had for it, and not according to the "low rent paid." It is clear that in many places the practice then was to rate upon the gross and not upon the nett. They further state: "That the expenditure on relief for the last three months was "602*l.* 7*s.* 4*d.*, and will consequently at the present "rate amount to 2,611*l.* 3*s.* 6*d.* per annum, which is "1,066*l.* 19*s.* 6*d.* more than the yearly value, being 33*s.* "in the £";—"that the parish officers in the expectation of obtaining assistance from some other "parish or parishes have repeatedly applied to the "proper authorities for relief under the 43rd of Elizabeth by a rate in aid";—"but that such relief "has not been obtained, and the magistrates give "them no reason to expect any, so that most of the "occupiers of the land in the parish, who have for the "last three years paid 15*s.* in the £ poors rate "(consequently were possessed of but little property "previous to the commencement of the present year) "are now from the excessive burden of the poor rates "reduced nearly to insolvency, and that in some "instances warrants of distress have been issued, and "their goods sold, and at the present time the farming "stock of the largest farm in the parish is about to be "sold up to pay the poors rates. It will therefore "appear to your Honourable House evident that the "annual value of the lands, mines, and houses in this "parish is not sufficient to maintain the numerous and "increasing poor, even if the same were to be set free "of rent, and that these circumstances will inevitably "compel the occupiers of the lands and mines to "relinquish them, and that the poor will be without "relief and without any known mode of obtaining it, "unless some assistance is speedily afforded them." In another parish—Hindon, in Wiltshire—the poor rates are said to have been as high as 50*s.* in the £. That was a very exceptional case. The explanation given of this enormous poor rate was as follows: "It is "a borough town sending two members to Parliament; "and every inhabitant of the town that does not

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" receive from the poors rate has a vote, consequently " they have had an interest in remaining in the town; " that vote has been an inducement for them never to " leave the town, and that has induced others to crowd " as much as possible into the town of Hindon; the " paupers at a former period have exerted themselves " to the utmost to keep themselves off the parish " books, but owing to the present circumstances of the " times they are thrown suddenly on the parish books " from necessity." The same report contains a very large number of cases in which the rates in the £ of the poor rates were enormously high.

42,337. (*Mr. Everett.*) That was dated when?—1817, after the great war.

42,338. Have you any means of knowing whether those rates continued more than a year or two?—Judging from this table of the expenditure on relief, which I am quoting from Mr. Goschen's report, page 69, the expenditure on the poor rose after 1817. In 1818 it was very much greater; it was nearly 1,000,000*l.* more, rising from 6,910,000*l.* in 1817, to 7,870,000*l.* in the following year: and it did not fall below what it was in 1817 until the year 1822.

42,339. What had it been five or six years earlier than 1817?—In 1803 it was 4,077,000*l.*, and in 1813 it was 6,656,000*l.*

42,340. The rates rose very much after the Peace?—They did.

42,341. After the fall in prices began——[(*Chairman.*) They rose also during the war, apparently]?—The amount of the expenditure on relief rose during the war. In 1813 it was 6,656,000*l.* In 1814, towards the close of the war, it was 6,294,000*l.* In the next two years it fell to 5,418,000 and 5,724,000.

42,342. The main rise was during the war, from four millions to six?—That rise was spread over 10 years.

42,343. Yes, it was spread over 10 years, but still it was during that time, which was a period of war, with high values in corn?—Yes. I do not know whether the Commission would like any further figures from the reports of 1817. There are a great number to be found in those reports. In Coventry, the aggregate rate upon land was 17*s.* in the £. There was certain land that came up to the city, which was rated to the poor as high as 5*l.* and even 6*l.* an acre. In Birmingham the rates were equally high. In the report of 1834, which is probably better known to the Commission, there are a great number of cases where the poor rate was enormously high. In one parish, the parish of Cholesbury, the poor rate " suddenly ceased " in consequence of the impossibility to continue its " collection; the landlords having given up their rents, " the farmers their tenancies, and the clergyman his " glebe and tithes." The rector recommends that the whole of the land should be divided among the able-bodied paupers, and says, " that he has reason to think " that at the expiration of two years, the parish in the " interval receiving the assistance of rates in aid, the " whole of the poor would be able and willing to support themselves, the aged and impotent of course " excepted." Downing College, it is stated, " has a " property of 5,000 acres lying principally in the parishes " of Tadlow, East Hatley, Croydon and Gamlingay; it " is found impossible, notwithstanding the lowering the " rents to an extreme point, to obtain men of substance " for tenants." There are a great number of other cases in that report.

Poor rate.

Select Committee of 1834.

42,344. I think there are some quotations from pages 54 to 56 of that report which it would be interesting to the Commission to hear?—Yes. " Mr. Majendie states " that in Lenham, Kent, at the time of his visit, some " of the land was out of cultivation. A large estate " has been several years in the hands of the proprietor, and a farm of 420 acres of good land, tithe " free, and well situated, has just been thrown up by " the tenant; the poor rate on it amounting to 300*l.* " a year. He mentions another place in which a farm, " well situated, of average quality, was in vain offered " at 5*s.* an acre, not from objection to the quality of " the land, but because men of capital will not connect themselves with a parish in which the poor rates " would keep them in a constant state of vexation and " anxiety." " Mr. Pilkington's description of several " places in Leicestershire is equally alarming. In " Hinkley, he found the poor rate exceeding 1*l.* an " acre, and rapidly increasing, and a general opinion " that the day is not distant when rent must cease " altogether. On visiting Wigston Magna in November 1832, he was informed that the value of property " had fallen one half since 1820, and was not saleable " even at that reduction. It does not appear, indeed, " that it ought to have sold for more than two or " three years' purchase, the net rental not amounting " to 4,000*l.* a year, and the poor rate expenditure " growing at the rate of 1,000*l.* increase in a single " year. And on his return to that neighbourhood " three months after, the statement made to him was " that property in land was gone; that even the rates " could not be collected without regular summons and " judicial sales, and that the present system must " ensure, and very shortly, the total ruin of every individual of any property in the parish." In another paragraph of the report it is stated, " If some material " change does not very soon take place, the time is not " far distant, when the whole rent will be absorbed in " the poor's rates." " In the neighbourhood of Aylesbury, there were 42 farms untenanted at Michaelmas " last; most of these are still on the proprietors' hands, " and on some no acts of husbandry have been done " since, in order to avoid the payment of poor rate. I " attribute these circumstances principally to the operation of the poor laws." There are many similar instances given in the report.

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42,345. (*Mr. Everett.*) And all the worst of those cases would be after 1817—in the twenties, and in the earlier thirties, I suppose?—These reports, published in 1834, were quotations from the reports of the Assistant Commissioners, and the witnesses which the Poor Law Commission of 1834 had before them.

42,346. And related mainly to the 12 years behind them, I expect?—I think that they related to the time when the reports were made. 1832 was the highest of the five years preceding the report; the expenditure on relief then was 7,036,000*l.*

42,347. (*Mr. Whitehead.*) Those very high poor rates are not given in the tables you have appended to your brief, I take it?—No.

42,348. They are exceptional?—I am quoting them to show that in the tables I have put in I have not taken those very exceptional years which it would have been no doubt unfair to have taken. Those tables appear to be fairly representative tables of the earlier years of the century in which exceptional distress did not prevail.

Poor relief, 1818–20.

42,349. (*Mr. Everett.*) The general condition of the poor, I have gathered, was better in the first 20 years of the century than it was in the second 20; I do not know whether your researches would run to confirm that?—If you have got the table on page 69 of Mr. Goschen's report before you, you will find that the three highest years of the expenditure on relief given there are the years from 1818 to 1820.

42,350. (*Chairman.*) It seems to have been extremely high during the war?—It undoubtedly was.

42,351. (*Mr. Giffen.*) Would that not be due to the high prices at that time?—I have no doubt they would have a great deal to do with it.

Parochial assessments in 1813–15 and 1826–27.

42,352. (*Chairman.*) Apparently about the years 1813–15 the rates appear to have been calculated not on the rateable value, but on the gross income tax valuation, and therefore the rate in the £ does not give us the full burden of the rates?—I will quote, if I may, from pages 14 and 15 of Mr. Goschen's report as to that. He says: " It is to be regretted that no returns of the " rateable value exist previous to 1841. Various Parliamentary Returns profess to give the rates in the £ " to which parochial assessments or rates amounted in " the years 1813–15 and 1826–27; but the rate in the £ " appears to have been calculated for the years in " question on the income tax returns of the year 1814, " and not, as in the years subsequent to 1841, on what " is called the rateable value." " Taking the lower " per-centage, that which we should now call the rateable value, would, in 1813–15, have been 25 per cent. " less than 53,495,000*l.*, *i.e.*, 40,121,000*l.*; whereas the " rates in the returns which have been mentioned," " have been calculated on 51,898,000*l.* The rates per £, " therefore, given for the years 1813–15 are at least " 20 per cent. lower than they would have been shown " to be if the same deductions from the gross value " had been made in those years as have been shown " to be made since 1841; nevertheless, in the present " report the rates of 1813–15 have been dealt with as " if the actual rateable value had been 51,898,000*l.*" The figures taken here for 1813–15 are therefore 20 per

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Fall in rural rates.

cent. lower than they would have been shown to be if they had been calculated on what we now call the rateable value.

42,353. Now, Mr. Fowler in 1893 reported that "the "fall in the rate in the £ of the rural rates was mainly "due to the fall in the poor rate levied to meet the "expenses of Poor Law authorities"?—Yes, that is quite clear.

42,354. And that "it was also attributable to the "disappearance of the church rate, and to a fall in "many counties in the highway rate and the county "rate"; that "as against these falls the new rural "sanitary rates and rural school board rates had come "into existence since 1868"; but that "the decreases "in the rate in the £ of the old rural rates, i.e., the "poor rate, the highway rate, and the county rate, "were considerably greater than the average rates in "the £ of the new rural rates"?—That is so.

Expenditure on poor relief in rural unions in 1868 and 1893.

42,355. Will you give some figures to show what has been the reduction in the actual expenditure upon the poor in rural districts?—Yes. Perhaps I may first take Table 3, which I propose to put in, and which gives the rate in the £ of the expenses for the relief of the poor for a large number of years. (*See* Appendix A. XXXII., Table 3.)

42,356. Are you confining yourself now simply to the actual poor rate or to the expenditure upon the poor?—Table 3 only relates to the expenses of relief. It will be seen from that table that the total expenses, taking the whole of the country, have increased, and that they were higher in 1893 than in any preceding year. But those expenses, of course, include the relief of the poor in towns as well as in the country. I have, however, got out a table containing the expenditure on relief in 1868 and 1893 for the 142 unions in England and Wales in which there were no urban districts. (*See* Appendix A. XXXII., Table 3(*a*).)

42,357. They are, therefore, purely rural unions?—Absolutely rural.

42,358. And give some indication therefore of what has resulted in rural districts in the way of decrease of actual expenditure?—Yes. Perhaps I may put that table in. (*See* Appendix A. XXXII., Table 3 (*a*)).

42,359. Will you just state the effect of it?—It gives for each of those 142 unions the gross expenditure on relief of the poor in the year 1868 and in the year 1893. The total was 715,876*l.* in 1868, and it had fallen to 530,070*l.* in 1893. I think it is fair to infer from that table that as a general rule, in rural districts, the expenditure on relief has probably fallen. Of course, in many of these districts the population has also fallen.

42,360. But not in anything like that proportion?—No; I should say not.

42,361. You have not got the population of the two periods?—No; but I can get that added to the table.* The decrease in the expenditure amounts to 26 per cent.

42,362. (*Mr. Giffen.*) Does the table represent all parts of the country?—It represents every purely rural union. Of course, it is rather difficult to get a purely rural union. You get again and again some small town or large town in the union. But we thought it best, in getting out this table, to take every union in which there was no urban district.

42,363. In that table, do you give the details so that we can see, county by county, where the reduction was greatest or least?—Yes. There are two of these unions in Surrey, four in Kent, seven in Sussex, 11 in Hampshire, four in Berkshire, five in Hertfordshire, two in Buckinghamshire, four in Northamptonshire, one in Bedfordshire, two in Cambridgeshire, four in Essex, five in Suffolk, nine in Norfolk, six in Wiltshire, three in Dorsetshire, two in Devonshire, three in Cornwall, three in Somersetshire, and so on. I think they are fairly representative, and spread over nearly all the country.

42,364. (*Sir Nigel Kingscote.*) Those you have mentioned are only in the south?—That is because I have been reading them in their union-county order. Perhaps I had better state in what counties there are none. There are none, of course, in London, none in Middlesex, none in Oxfordshire, none in Huntingdonshire, none in Derbyshire, none in Monmouthshire, none in Brecknockshire, nor Carmarthen, nor Radnorshire, nor Montgomeryshire, nor Flintshire, nor Merionethshire, nor Carnarvonshire, nor Anglesea. Leaving Wales and Monmouth out of consideration, there are only five English counties in which there are not any purely rural unions. I think the unions in this table are pretty well spread over the whole country.

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42,365. (*Mr. Long.*) May I ask whether, in selecting those 142 unions, you have been governed by the fact that there are no urban districts within them, or whether you have made yourself any special examination into their character?—The table was only made out a day or two ago, and we decided to take all the unions in the country in which there were no urban districts.

42,366. In which there were no urban districts?—No urban districts of any kind.

42,367. That is hardly to be accepted as an absolute indication of no urban characteristic within the union, is it?—I think there is a great tendency, where there are towns of any importance, to wish to have urban districts set up.

42,368. But that is not always complied with, I believe, is it?—When the Local Government Board set up urban districts, I think they drew the line generally, unless there were exceptional circumstances, at a population of about 4,000 or 5,000. In watering places and exceptional districts they would allow an urban district to be set up with a very much smaller population. But I should think that most towns with a population of 4,000 or 5,000 would be urban districts.

42,369. (*Chairman.*) Looking through the list I see there are some unions in which there are small towns like Midhurst?—I think nearly all of them would have a small town in them.

42,370. Midhurst is a small town although not in an urban district. Of course, as the honourable member says, there are cases in which there are districts of an urban character in a purely rural union, districts which have not been turned into urban districts. There are some cases of that kind: and if one analysed it still more and came down to purely and absolutely rural districts in which there is no parish of an urban character the probability would be, would it not, that the per-centage of decrease in the poor rates would be still greater? I see there is one here, Hartley Wintney, which I know something about, which does contain an urban population; there there is an increase in the rates of from 5,700*l.* to 9,000*l.*, and that, of course, disturbs the whole per-centage?—Yes. I think in the great majority of cases, indeed, in nearly all of those cases there would be some little country town which would be the centre of the union, where the workhouse was in a market town or something of that kind. I think it would be very difficult to find many unions which did not have some centre of that sort.

(*Mr. Long.*) My object in asking Mr. Dalton the question was to bring out the fact that we were dealing with places which are technically either urban or rural. As the Chairman knows, there is a great deal of misunderstanding in the country in consequence of the use in two totally different senses of the words "urban" and "rural." A district may have certain urban places in it because a countryman would understand a country town as being urban, being a town as it is; but for the purposes of this return that town would be disregarded, unless it were governed by a popularly elected authority, unless it were, in other words, technically under the Public Health Act, an urban sanitary district or whatever it would be now—now it has got a new name.

(*Chairman.*) That is to say some of the unions contained in this return may contain urban districts which are not technically urban districts, although they are places with a town population. That may be so, but if those were excluded, the probability is that the average reduction on poor relief would be still greater.

(*Mr. Long.*) It is possible; that is a deduction which may or may not be justified. My question is of some importance in connexion with the further figures that the witness is going to give us with regard to the population.

(*Chairman.*) It would be very important to supplement this table* by the population, but I take it that the reduction of the population cannot approach to 26 per cent., or anything to be compared with it.

* It appears from the table subsequently put in that the population of these unions fell from 1,673,481 in 1871 to 1,642,721 in 1891, being a decrease of less than 2 per cent.

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(*Mr. Long.*) The difficulty in appreciating the full value of this return will be that the population in some cases has only migrated from the country village to the small town where there is some particular industry which has attracted it. If you could obtain the actual rural population, that is to say, the population which is dependent upon rural pursuits, I think the depopulation in many of these unions would be quite equivalent to the reduction in rates, because, in a large number of cases, there is no doubt that in the early part of the century up to 1834 destitution was relieved by poor rates; now destitution finds for itself, in a great number of rural cases, its own relief by migrating or emigrating; and that makes it somewhat difficult to enter into any comparison of statistics of pauperism or of pauper relief as between now and a period when migration and emigration were practically impossible. One of these towns which Mr. Dalton quoted just now as being treated as a town in the Poor Law report, the town of Hindon, I make no doubt figures in this very interesting evidence in two capacities. It has been quoted with considerable emphasis as a town, and I make not the slightest doubt that Hindon is in one of these purely rural unions. I only point that out as showing the difficulty we are under in estimating the value of these figures. Hindon has never been worthy of the dignified name of a town; it is a country village in the centre of Salisbury Plain, in the middle of a down.

(*The Witness.*) When I referred to the town or borough of Hindon, I was quoting from a report; I did not give that as a present description of the place. At the time of the report it was, I believe, a parliamentary borough, sending two members to Parliament.

42,371. (*Mr. Everett.*) I suppose in those days the Poor Law relief was grossly abused, and that really a great deal of the relief then paid was in aid of wages?—Yes.

42,372. (*Chairman.*) The actual expenditure upon Poor Law relief through the whole country has increased between the year 1868 and 1893 from 7,498,000*l.* to 9,217,000*l.*, but the rate in the pound has decreased from 1*s.* 6*d.* to 1*s.* 2*d.*, owing to the great increase in the assessment?—Yes, that is so.

42,373. Taking out these 142 rural unions, it appears that the actual expenditure upon relief has decreased by 26 per cent.?—Yes, in those unions.

42,374. (*Mr. Long.*) That expenditure upon poor relief includes establishment charges, does it not?—It includes everything. It is the total expenditure upon relief, without taking into account any grants in aid or other receipts, if any.

42,375. It includes all establishment charges, such as charges for workhouse buildings, and workhouse infirmaries?—Yes.

42,376. Of course in estimating these figures, it must be borne in mind that within the last 20 years there have been gigantic strides in the provision of more accommodation for the poor, and accommodation of a far better character; that there has been a large amount of improvement, although there is plenty of room for more.

(*Chairman.*) That makes the decrease of expenditure in purely rural unions still more conspicuous.

(*Mr. Long.*) I am dealing now with the amount spent; the gross expenditure between 1868 and 1893 over the whole country has increased.

(*Chairman.*) The fact you have just referred to no doubt accounts for the gross expenditure being increased.

(*Mr. Long.*) What I meant was this: We are rather getting into a difficulty because we are endeavouring to draw comparisons between the amount expended in poor relief at one period of the history of the country, and the present time, and laying stress upon the fact that there is a considerable increase over the whole country, with a decrease in the rural districts, but I think a great amount of that increase in the urban districts is to be attributed to the very vastly improved accommodation which is provided for the poor within the urban districts.

(*The Witness.*) There can be no doubt at all about that.

(*Chairman.*) No doubt it is also caused by the increase of population; the increase of population has been in the urban districts, and therefore it is to be expected that taking the whole country through there would be an increase.

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(*Mr. Long.*) Is that so? Is it not the case—I have not got the figures here—that comparing 1868 with 1893 the ratio of paupers per head of population has extraordinarily decreased.

(*Chairman.*) It has no doubt.

Decrease of pauperism

42,377. (*Mr. Long to the witness.*) The number of paupers has gone down in 30 years, if my memory serves me, nearly 30 per 1,000 of the population?—It has gone down from 53 per 1,000 in 1863 to between 25 and 26 per 1,000 in 1893.

Expenditure on poor relief in rural unions 1868 and 1893.

42,378. (*Chairman.*) In the table we are now on, you are dealing solely with the expenditure on Poor Law relief?—Yes. You will see from Table 3, that the rate in the £ of the gross expenditure on relief fell from 3*s.* 4½*d.* in 1803 to 1*s.* 6*d.* in 1868. The gross expenditure rose in amount from 1868 to 1893 from 7,498,000*l.* to 9,217,000*l.*, but the rate in the £ on rateable value fell from 1*s.* 6*d.* to 1*s.* 2*d.* That table does not show the net expenditure which fell upon the rates during the years prior to 1868. Prior to 1868 the receipts in aid of expenditure were so small that it does not seem to have been thought necessary to take them into account in arriving at the rate in the £ of the expenditure on relief. Since 1868 they have very largely increased, mainly in consequence of the Treasury subventions, and payments made from the exchequer contribution accounts of county and borough councils. By this means, and by the increase in the rateable value of the properties contributing to the poor rate, the net expenditure on relief borne by the rates fell in the provinces from 1*s.* 4·86*d.* in 1868 to 9·09*d.* in 1890, 8·18*d.* in 1891, 8·74*d.* in 1892, and 8·87*d.* in 1893; the gross expenditure in the whole of the country having, as already stated, fallen from 3*s.* 4½*d.* in 1803 to 1*s.* 6*d.* in 1868.

42,379. In the provinces, therefore, the reduction had been 50 per cent., or as nearly as possible 50 per cent. on the rate in the £?—On the net expenditure falling upon the rates between 1868 and 1893, in the provinces.

Expenditure on poor relief in London.

42,380. In London it fell from 1*s.* 5·28*d.* to 1*s.* 3½*d.*?—Yes. The fall was less in London owing to the large increase of expenditure on relief for the improved accommodation of the poor and for infirmaries, and so forth.

42,381. (*Mr. Giffen.*) The net expenditure in London provided for by the rates increased between 1868 and 1893, although for the whole of England and Wales it diminished?—It fell in London, I think, from 1*s.* 5¼*d.* to 1*s.* 3½*d.*

42,382. That is the rate in the £, but the total amount increased from 1,219,000*l.* to 2,155,000*l.*, did it not?—Certainly; the total amount increased very much.

42,383. In the whole of England and Wales I observe that the total amount between 1868 and 1893 did not increase?—That is so.

42,384. (*Chairman.*) That has not increased?—Not the net amount falling on the rates.

42,385. I see that the net expenditure provided for by the rates fell from 7,101,000*l.* to 6,750,000*l.*?—Yes.

Rates in the £ of poor rates.

42,386. (*Mr. Giffen.*) Although, as your table shows, the net amount falling on the rates in London increased very considerably in the same period?—That is so. The figures of this table simply relate to the expenditure on relief of the poor. Table 4 relates to the rates in the £ of poor rates, including various other expenditure. (*See* Appendix A. XXXII., Table 4.)

42,387. (*Chairman.*) But excluding precept rates?—Excluding precept rates, that is the rates raised for school boards, the county rate, and the highway rate, and the amounts raised in the poor rate for burial boards and rural sanitary authorities.

42,388. (*Mr. Giffen.*) Is that not the same thing then as the other table?—It includes a variety of other expenses such as expenses under the Vaccination Acts, the Acts relating to the registration of births, deaths, and marriages, the Union Assessment Committee Acts in the provinces, and the Valuation (Metropolis) Act in London, the cost of legal proceedings, the salaries of parochial officers, part of the expenses of parliamentary, municipal, and county registration, the preparation of jury lists, the expenses of school attendance committees, the payment of school fees for non-pauper children, and other miscellaneous expenditure.

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42,389. But those items are very small altogether?—They do not amount to anything very large altogether. The expenditure on relief is the main part of this expenditure. When we come to the rates we cannot find the actual rate levied for the relief of the poor, but we can find the actual rate levied by the Poor Law authorities which includes this other expenditure.

42,390. (*Chairman.*) Regarding it from that point of view, has there been a considerable reduction in the rate levied in all these counties?—With the two exceptions of Staffordshire and the East Riding of Yorkshire, where the rate is about the same, there have been very heavy falls in the rate in the £ in the poor rate in most counties. Take the first five which stand on the list, where the fall has been greatest, namely, Sussex, Berkshire, Buckinghamshire, Essex, and Wiltshire; the fall there varies, comparing 1891 with 1868, from 1*s.* 2½*d.* to 11½*d.* Those are the counties in which there has been the greatest fall.

42,391. Taking it generally, it would appear that the greatest fall has been in the rural counties?—Sussex is a mixed county, but the other four, I think, are mainly rural counties.

42,392. When you come lower down there is not quite so large a decrease?—No.

42,393. But still there is a considerable decrease when you get to Dorsetshire, Bedfordshire, Northamptonshire, Gloucestershire, Monmouthshire, Suffolk, Huntingdonshire, Norfolk, and so forth?—Yes.

42,394. In all which there has been a fall of upwards of 8*d.* in the £?—Yes.

County rate.

42,395. Now we come to the county rate as distinguished from the poor rate; what have you to say upon that?—In the county rate it is very difficult to trace the rise or fall.

42,396. (*Mr. Giffen.*) What table are you referring to now?—I have not put in a table of the rate in the £ of the county rates. I must refer to Mr. Fowler's report on that. The Local Government Act made an immense alteration in the areas of the counties, and it took into some counties a great number of boroughs which were not formerly in the county for various purposes; it took the county of London out of the counties of Middlesex, Surrey, and Kent, and it took a large number of county boroughs out of the counties. Therefore the areas are not comparable with one another, but you can compare the rate in the £ of the county rate actually levied in each county, and if you do that you find that there were more counties in which the rate in the £ fell than counties in which it rose. It is very difficult to get an average, or to put in a table, considering the great changes which have taken place, but I think it is quite clear from Mr. Fowler's report, and from the figures which are given in the appendix to that report, which give the county rate for various years for every county in the country, that there has been no considerable rise or fall, but that, taking it altogether, there are more counties in which there has been a fall than counties in which there has been a rise, and that in neither case is the rise or fall considerable.

42,397. (*Chairman.*) What is the average county rate?—In 1891 Mr. Fowler came to the conclusion that "If "a fair average rate in the £ could be got at for the "whole of the extra-metropolitan county rates levied "in the two years 1889–90 and 1890–91, it would be "under 5*d.* in the £." Of course the county of London must be excluded.

42,398. Does it vary very much in different counties?—Yes.

42,399. (*Mr. Long.*) These tables are all dealing only with figures which are now three years old?—I am just going to quote from the latest returns, if I may; the ones I have quoted so far have been only up to 1891, with the exception, I think, that in the poor rate table I have gone to 1893.

42,400. Are you going to quote the figures of 1894 now?—I cannot possibly quote the figures for 1894; we have not got them, but most of the figures for 1893 we have. There is a table in the last county return which gives the rate in the £ of each county in the years which have followed the passing of the Local Government Act, that is to say, in 1889–90, 1890–91, 1891–92, and 1892–93. Summarising those figures, I may state that there were 33 counties in which the rates in the £ for the general county rate had decreased, and 27 in which they had increased. It is very difficult to get the average rates of the special county rates, which are levied over the various portions of the counties, but, taking the general county rate, that was the result, that there were more counties in which it had fallen since the passing of the Local Government Act than counties in which it had risen. But the fall or the rise is not very large, I think, in most counties.

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42,401. (*Mr. Long.*) That is only up to 1893?—That is up to 1893.

42,402. And does not take into account the figures for 1894?—No, I have no figures for 1894.

42,403. (*Mr. Giffen.*) Is it likely that the county rate would change very much from year to year owing to the nature of the expenditure?—I think the expenditure to some extent has increased. Of course the county rate is levied not only upon land, which has gone down in value, but upon all the other properties in the county, many of which in most counties have gone up very considerably.

42,404. I am referring more to the other purposes for which these county rates were expended; they are not likely to change from year to year?—That I think is true taking the country as a whole, but there are certain counties in which it is quite clear that there has been a tendency to spend more on main roads, and in which the lunatic asylum expenditure has increased. There are one or two counties which have taken over a good many main roads, and where they do that they relieve the highway rate, but their own expenses go up.

42,405. (*Mr. Long.*) And in the case of a great many out of proportion to the relief that they afford to the highway rate?—Very possibly; it is not, however, a rate which is likely to rise with the rapidity with which certain other rates may rise.

Expenditure included in county rate.

42,406. (*Mr. Whitehead.*) There is a great deal of mystification on the part of ratepayers as to what is actually included in the county rate proper; could you therefore define exactly what is included in a county rate?—There is expenditure in some counties which is considered to fall upon the county rate, but which does not fall upon it in consequence of the subventions which the County Councils have got. There are a certain number of counties in which there has been no general county rate levied in certain years, because the subventions have been large enough to cover it. The various purposes for which county councils expend money would be found in Part II. of the Local Taxation Returns. Of course, one great item is the police; another is lunatic asylums; another is main roads. Then other heads of expenditure are county bridges, and, of course, technical education—but that is nearly all covered by the grant, I think.

42,407. (*Mr. Long.*) Weights and measures?—Yes; there are a great number of small miscellaneous items.

42,408. There is a question I should like to ask you now, arising out of the question which has just been asked by Mr. Whitehead: Do you consider that an accurate description of the purposes for which the county rate itself is raised would be that it is to meet the deficit in connexion with the proper county expenditure after due allowance has been made for the grants in aid?—Certainly.

Variations in county rates.

42,409. (*Chairman.*) What is the variation of rates in the different counties—what is the range of difference; I believe you were just now going to state that?—I am afraid that without examining this table I could not say what was the maximum and minimum, but I can put that in. There is considerable difficulty in giving quite an accurate answer to that question. If we add all the special county rates together we should be wrong in certain cases, because we should be adding together rates that were levied in different areas. To find a maximum county rate you would have to take the rate levied for general county purposes, and in most counties you would have to add the rate levied for special county purposes, which, in ordinary cases, would be the rate for the police, or some expenditure of that kind for which some borough did not contribute money. In certain counties such as Lancashire, the special county rates are levied in one part of the county for one purpose, and in another for another purpose, so it would not be right to add them all together. There were seven counties in which there were no rates for general county purposes, and there were 15 counties in which there were no rates for special county purposes. The highest rates for general county and special purposes in the administrative counties were 9*d.* and 7¾*d.* respectively, and the lowest ¼*d.* and ½*d.* in the £. But that

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does not give the maximum of the two put together, and it would be very difficult to get it. (*See* Appendix A. XXXII., Table 4(*a*).)

42,410. What do you consider was the average which Mr. Fowler found?—Mr. Fowler found that the average would be under 5*d.* in the £.

42,411. Can you state whether that average has been reduced since then, or has been maintained?—I think it is clear that it has not been increased, but you cannot get an average in the same way that you can in an ordinary district, because you have a different valuation for your special county purposes apart from your general county purposes.

Highway rate.

42,412. Now let us pass on to the next rate affecting rural districts—the highway rate?—Table 5 deals with that. In that rate there has been a material fall as compared with the earlier part of the century.

42,413. In the actual amount?—No; in the rate in the £. The highway rates levied in 1817, according to this table, were 1,415,000*l.*, and in 1892 they were 1,353,000*l.* The figures for 1893 are not yet completed, but they will clearly be more than that. There are one or two districts for which we have not got the returns, and I think the total will be over 1,400,000*l.* However, I think you may take it as being practically much the same in 1893 in amount as it was in 1817.

42,414. (*Mr. Everett.*) Were the Turnpike Acts in existence in 1817?—Yes.

42,415. So that what was raised by the turnpikes was an addition to the expenditure on the roads by the parishes?—Yes, that is so. Of course there would be very few roads that were turnpike roads—there would be some, but not many—which are now thrown upon the highway rate; the majority of them are the main roads thrown upon the county rate.

42,416. (*Chairman.*) In some of the years between 1868 and 1892, which is the last year you give, there had been a considerable rise in the highway rate, had there not?—Yes.

42,417. I see that in 1878 the amount was 1,775,000*l.*?—That is so.

42,418. In 1880 it was 1,821,000*l.*?—Yes.

42,419. Then from that it began to fall?—Yes. That is attributable to the fact that in those years the expenses of many disturnpiked roads did fall upon the highway rate. The turnpike roads were disturnpiked very rapidly, and until that process had been going on for some years no Government grant was given in aid of the expenditure on those roads.

42,420. (*Mr. Everett.*) Their cost was added to the rates?—The maintenance fell upon the highway rates.

42,421. (*Mr. Long.*) The Government grant was not given before 1878, was it?—No, not until 1882, and until after 1878 no part of the maintenance of those roads fell upon the county. The Act of 1878 threw one-half upon the county, but now the highway rate has been relieved from that expenditure.

42,422. The rates in Table 5 are solely rates which are levied by highway districts or highway parishes; is that not so?—That table gives the highway rates in rural districts (*but see question* 45,714). As I was saying, the amounts raised practically stand the same now as in 1815, but of course the valuation has increased immensely since then. The valuation of those rural highway districts now is about 53 millions, which is equivalent to what in those days was the gross annual value of the whole country.

42,423. (*Chairman.*) Fifty-three millions, do you say?—It is 53 millions according to this table. In 1814, according to Table 9, the gross value of the whole country was 53,495,000*l.* (*See* Appendix A. XXXII., Table 9.)

42,424. Since the year 1879 there has been, has there not, a slight decrease in the rateable value of these highway districts, namely, from 55,800,000*l.* to 53,274,000*l.*?—That is partly owing to the formation of urban districts. This area included in the rural districts which contribute to highways is constantly being encroached upon by the formation of towns which are taken out of these districts; that is one reason.

42,425. And *pro tanto* there would be some decrease on that account in the expenditure?—There should be. But it has gone up in 1893; I do not know what it may be for 1894. I hope to put the figures for 1893 in in a few days' time; but I may at once say that it has gone up from 1892 to 1893 from about 1,353,000*l.* to something over 1,400,000*l.*, and the rate has gone up from 6·1*d.* to 6·7*d.*; in other words, it has gone up a halfpenny in the year. (*See* Appendix A. XXXII., Table 5.)

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42,426. Taking the average of highway districts, the rate has gone down?—It has gone down as compared with the earlier years undoubtedly.

42,427. And that has been partly due I presume to the main roads being taken out of the highway districts and thrown upon the counties?—That is so.

42,428. But taking the county rate also, that appears to have been about maintained, and therefore there has been no real increased rating due to the highways apparently?—That is so, speaking of the country as a whole; it consequently follows that the aggregate rate in the £ of the three old rates, the poor rate, the highway rate, and the county rate, has fallen. I think there can be no question as to that.

School board rates.

42,429. Now going on to the new rates, the sanitary rate and the school board rate, will you state how those have affected the rural districts?—Those are rates which fall heavily in some cases on particular parts of rural districts. Of course a very large number of parishes are exempt from the school board rate. I cannot say at the present moment what is the number of rural parishes in which there are school boards, but the figures for 1891 have been taken out, and I have them here. In 1891 there were altogether 12,563 rural parishes, and the number of those parishes in which there were school boards was 1,740, so that approximately one out of every seven rural parishes had a school board. I have a table also which I can put in showing the number of school boards which then existed in each county.

42,430. (*Sir Nigel Kingscote.*) That is in 1891?—In 1891. I have not got the figures for a later date. Where those school board rates fall upon an extra metropolitan parish not included in a borough they averaged in that year 6·8*d.* in the £ in England, and 8·0*d.* in the £ in Wales. The total amount of school board rate raised in purely rural parishes in that year was 350,652*l.* If that had been spread evenly over the whole of the rural area it would have amounted to less than 2*d.* in the £, but as a matter of fact it was high where it fell, and there was no school board rate in six parishes out of seven.

42,431. (*Chairman.*) Then it comes to this as regards the school board rate: that it is only one out of every seven rural parishes which is subject to this rate?—That was the case in 1891.

42,432. In the case of the 1,740 rural parishes which have school boards the average is about 6*d.* in the £?—Yes, or a little over.

42,433. There are cases, of course, where it is much larger, and other cases where it is much smaller?—That is so.

42,434. But taking the average it is about 6½*d.*?—That is so.

Rural sanitary rates.

42,435. Then we will take the rural sanitary rates?—The rural sanitary rates were in much the same position as the rural school board rates, except that every rural parish contributes to the general sanitary expenses, salaries of officers, and so forth, which amounts to a very small rate. Particular parishes pay for their own sewerage and water supply; for that there is a special rate which sometimes is a very heavy one, but in the majority of parishes there would be no such rate. In 1891, if the whole of the rural sanitary rate had been spread evenly over the rural sanitary area it would come to something under 2*d.* in the £.

42,436. Do you know what it is in those parishes where there is a special sanitary rate?—It would entirely depend upon the extent of the works that were carried out. Sometimes a sewerage scheme will be very costly; sometimes it will be very light; it will vary; sometimes there will be no rate.

42,437. As we know agricultural land is specially exempted from three-fourths of the rate?—Yes, it pays only one-fourth of the rate in the £ levied on houses, but still in certain parishes, principally those parishes which are growing into towns, or which are only technically rural and practically urban, the rate is very high.

42,438. But not on the land?—The land would pay a fourth of the rate in the £ levied on houses.

42,439. The land would pay proportionately a fourth?—Yes.

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42,440. (*Mr. Gilmour.*) Is there not a limit over which they cannot go in these special drainage districts?—No, there is no limit to the sanitary rate.

42,441. (*Chairman.*) I suppose railways and other properties of that kind also have the same exemption?—Railways contribute in the proportion of one-fourth to it.

42,442. The rate then falls only upon the houses?—The full rate falls only upon the houses.

42,443. What about other property, such as, say, waterworks?—I beg your pardon, the full rate would fall upon waterworks and certain other properties. There are certain properties set out in the Public Health Act which are only rated at a fourth; tithes for instance pay a fourth, and market gardens, woodlands, and canals, as well as arable, meadow, and pasture ground.

42,444. Now you have gone through the five principal rates—the poor rate, the county rate, the highway rate, the sanitary rate, and the school board rate; and the nett result of all is shown in your first table, namely, in a reduction of the rural rates from 4*s.* 5½*d.* in 1803, to 2*s.* 7*d.* in 1868 and 2*s.* 2½*d.* in 1891?—Yes.

42,445. Can you give the figures for 1893 too?—We have not got them out, and I am afraid it would be a matter of very great labour to get them out—the rural school board rates especially.

Cause of decrease in rural rates.

42,446. Now will you shortly go through the causes of this great decrease. The first I think you have already to some extent explained, namely, the decrease of the expenditure upon poor law relief?—Yes. One of the main causes has been the Treasury subventions.

42,447. But the first cause is the decrease in expenditure on the poor rate that you have already described—I am talking of the rural districts?—It is so difficult to separate the gross expenditure for rural and urban districts. No doubt there has been a very great decrease in many unions which were formerly very badly administered. In those cases there has been undoubtedly a very great decrease, especially if you go back earlier than 1868. If you go back to 1834 I think you will find that in most rural districts there has been an undoubted decrease.

42,448. Still, in those 142 purely rural unions which you quoted, and where you have shown the reduction of expenditure upon poor law relief has been 26 per cent., that must largely account for the reduction of the rates in those unions?—Yes. It accounts for it to some extent; but I think that some of the other causes have had a still greater effect.

42,449. I am going on to the other causes now. The next great cause is the increase of subventions from the State, is it not?—Yes.

Effect of State subventions in the rates.

42,450. Now will you show how far the subventions from the State have operated to effect a reduction in the rates?—Table 6 which I put in gives the amount of these subventions in 1867–8, 1887–8, and 1893–4. They amounted altogether in 1867–8 to 1,420,000*l.*; in 1887–8 they had risen to 6,870,000*l.*, and in 1893–4 they had risen to 13,146,000*l.* (*See* Appendix A. XXXII., Table 6.) There is an increase of not much less than 12 millions there, which has gone in one form or another in aid of local expenditure. It has not all gone in relief of the old rates, or anything like it. A part of it has gone in relief of the old rates, but a large part of it has gone in aid of the local expenditure imposed by new legislation. For example, the elementary education grants for day and night schools, the fee grant, and so much of the residue of the additional beer and spirit duties, transferred to county and borough councils, as has been expended on technical education. Then there are the grants in aid of disturnpiked main roads, which have also gone to reduce the new expenditure which was thrown on the locality by the abolition of the turnpikes. But some of these subventions have gone in aid of the old rates. The two principal ones which have gone in that way have been the grants for pauper lunatics and union officers and the balance of the revenue transferred to the county councils after they have paid the other grants out of them. That balance goes in aid of the general county expenditure. Some of these subventions, although they have not reduced the burdens on the rates, have gone in reduction of local expenditure which is not on the rates, such as voluntary schools. It is very difficult to draw a line as to what you may call a Treasury subvention and what you may not call a Treasury subvention; and the only practicable way seems to be to take the whole of the moneys that are expended by the State for local purposes and put them together. Taking the grant which is given in aid of the voluntary schools, if it were not for that grant, those schools might come upon the rates.

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42,451. (*Mr. Long.*) I do not quite understand what you are referring to now; what grant is given in aid of the voluntary schools?—The elementary education grant and the fee grant.

42,452. The grant which is given on results you mean?—That pays a very considerable part of their cost.

42,453. Why distinguish voluntary and non-voluntary schools in that respect; is it not given to both alike?—Yes. I am saying that many of these grants do not go directly in aid of the rates, and I was taking that as an example. We are obliged to put the grant for school boards as going in aid of the rates, because if it was not paid to the school boards the rate would be higher; and it would be unfair in dealing with these subventions to put one in and leave the other out. Therefore, I was anxious to explain that this table includes all the parliamentary grants for local purposes, and not merely those which go to reduce the rates.

Increase in State subventions.

42,454. (*Chairman.*) Taking that which I may call an extreme view of the case, the parliamentary grants in aid of local purposes have increased as you have told us from 1,420,000*l.* in 1867–68 to 6,870,000*l.* in 1887–88, and to 13,146,000*l.* in 1893–94?—Yes.

42,455. But of that great total for 1893–94 how much is represented by the education grants?—There are three of them, and they take a very large proportion of it.

Grants in aid of education.

42,456. More than six millions goes in aid of education?—That is so. The full history of all the grants in this table is given in Mr. Fowler's report. Some of them are very small grants, and some are very large grants. I do not know that it is necessary to explain the purposes for which they are all given; it would be rather a long business. The most important are the education grants, the grants to the union officers, the grants for pauper lunatics, and the grants for police; those would be the grants which are largest in amount; and to these I ought to add the surplus revenues transferred by the Local Government Act of 1888. Some of the earlier of these grants were given for purposes of efficiency rather than for aiding the rates. That was the case of the grants for teachers in poor law schools, for poor law medical officers, and for vaccination purposes. To some extent, I suppose, that would also be the case with the police grant. The police grant gives a very substantial relief to the local taxation, but at the same time the grant is not paid until there is a certificate of the Secretary of State that the police force has been properly maintained. It has been objected to some of these grants that they increase centralization; that may be the case with some of them, but it is not the case with others.

Object of grants.

42,457. (*Mr. Giffen.*) Take, for instance, the police; is it not the case that there is practically not much relief of rates involved because the requirement of efficiency increases the total expense?—That is what I mean. There are certain grants which have a two-fold object—to relieve rates and to promote efficiency. In those cases it is very difficult to say how far the efficiency brings about an additional expenditure. There are other grants which have been given on a totally different principle; for example, those which are given by the Local Government Act of 1888 where a certain amount of revenue was handed over to certain authorities—county councils and the councils of county boroughs—over and above the then existing grants, and the Government had no control, and had nothing to do with the expenditure of that surplus; in those cases I do not think it can be said the grant in any way promotes centralization. But there are hardly any two of these grants which stand on quite the same footing.

42,458. (*Chairman.*) Sometimes that contribution out of the local taxation account has been ear-marked for a special purpose as in the case of police superannuation?—That is so.

42,459. Presumably, if it had not been for that, that additional charge would have had to be borne by the ratepayers?—It would.

42,460. The State met it in advance, so to speak, by contributing out of the taxes a sum which would meet that charge?—That is so.

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42,461. The contributions from the State which seem to go in reduction of the rates previously existing, are the grants under the Local Government Act 1888, amounting in 1893–94 to 5,053,000*l.*, and the residue of the spirit duties amounting to 786,000*l.*, making a total of 5,839,000*l.*, is that not so?—Are you taking those figures for 1893–94?

State subventions in reduction of rates.

42,462. Yes?—Those go in reduction of local taxation.

42,463. Those are the two most important items to consider with reference to the reductions which have occurred in the rates over the country, are they not?—Yes.

42,464. Or at all events in rural districts?—Of course the school grant has kept the school board rate from rising even further than it has done. The school board rate is very high in many districts, but if it had not been for these subventions, it would have been very much higher.

42,465. In fact those to a limited extent only affect rural districts?—Yes.

42,466. That is to say they do not affect six out of seven rural parishes?—The grants to voluntary schools do.

42,467. Quite so, but I think we may leave aside the question of educational grants which is a special subject of its own, implying rather that the State there has made subventions in order to meet a growing and a new demand?—Yes.

Expenditure on technical education from residue of beer and spirit duties.

42,468. Looking at those contributions of the State which have affected local rates and in rural districts have accounted for a reduction of the rates, must we not confine ourselves in the main to those two items, namely, the grant under the Local Government Act of 1888 from the probate duty and local taxation licenses amounting to 5,000,000*l.*, and the 786,000*l.* the residue of the beer and spirit duties?—Yes; I should say as regards that residue, although it is not required to be expended on technical education which is a new purpose, a very large amount is so expended.

42,469. How much of that is so expended, or how much was appropriated possibly for that purpose?—During the four years ended the 31st of March 1894, out of 3,126,353*l.* 2,204,645*l.* was expended or appropriated for the purpose of technical or intermediate education.

Effect of State subventions on reduction of rates in rural and urban districts compared.

42,470. Now, taking those two items, what has been the result of the relief in rural districts as compared with urban districts?—Taking rural districts as a whole?

42,471. Yes, perhaps you cannot do it under that heading?—No.

42,472. But you can show what has been the effect upon London, can you not?—I can show what has been the effect of the relief given in London, in county boroughs and in Extra Metropolitan administrative counties, but of course the administrative counties include the towns in those counties. The relief in the £ given by the whole payments which are made out of the local taxation account to London was in 1891 8·6*d.*, in county boroughs 10·2*d.*, and in administrative counties outside London, 9·6*d.* Taking the average for the whole of England and Wales it was 9·5*d.* I am taking it for 1891. I have got later figures, but I think it comes to much the same in later years. The county boroughs get slightly the largest relief in the £ on their rates, the administrative counties next, and London the lowest. I will get the precise figures out for 1894. (*See* Appendix A. XXXII., Table 7.)

42,473. If you take it in proportion to population it would work out in a very different way, I suppose?—Yes, London would receive considerably less than it does at present, if the revenue were divided in proportion to the population, and the county boroughs would receive undoubtedly more.

42,474. And the administrative counties probably rather less?—I do not feel quite sure as to that; I have not made the calculation, but I should expect to find it so. (*See* Appendix A. XXXII., Table 8.)

42,475. Now the whole of that relief has been given, or practically the whole of it since 1867–68, has it not?—The greater part of it has been given since 1867–68. Some of that money has gone for purposes for which there were grants before 1868, for instance, for police, for which there was a grant in 1868.

42,476. The total grants amounted to a very small sum in 1868, namely, to 800,000*l.*?—They amounted to 801,000*l.* in aid of the rates. If you deduct that 801,000*l.* from the figures that you have mentioned then the difference would be the increase.

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42,477. And comparing it, it would be about six millions as compared with about three quarters of a million?—That is so.

42,478. I do not know that we need go further with the question of the effect of Government subventions in causing relief?—Manifestly they have given very considerable relief.

Relief of rural rates by increased assessments of railways and other property.

42,479. Now the third considerable head under which relief has been given in rural districts has been by the increased assessment of railways and other property, has it not?—That is so. I have put in three tables, 9, 10, and 11, which give information as to the annual value and rateable value of lands from the beginning of the century till now. Another return is also being prepared, but it is in the hands of the printers now. We have got the general effect of it, but it is not ready for publication. It will bring the annual value of lands down to 1894. Commencing at the beginning of the century in 1814, if I may take that figure, the gross annual value of lands for the purposes of the income tax was 37 millions. (*See* Appendix A. XXXII., Tables 9, 10, 11.)

42,480. (*Mr. Everett.*) On what basis was the income tax collected then, do you know?—I cannot say. It rose, you will see, very steadily.

42,481. (*Chairman.*) I suppose the land dealt with in these tables is agricultural land, including tithes and certain analagous properties?—There are a great number of properties included besides agricultural land, but agricultural land no doubt forms the bulk of it. It includes lands which are or could be used for agricultural purposes, ornamental grounds and parks, and open spaces, gardens attached to houses when exceeding one acre in extent; farmhouses and farm-buildings are also included in it, tithes, and other items.

42,482. Practically it coincides with what is rated to the poor under the head of "lands," I suppose?—All these are rateable properties; they are all rated to the poor clearly. The valuation went up from 37 millions in 1814 to 42 millions in 1843; 47,766,000*l.* in 1868, and reached its maximum in 1879–80 when it came to 52,474,000*l.*

42,483. Then there was a considerable increase between the years 1869–70 and 1878–79?—That is so.

42,484. The agricultural depression appears to have commenced from the year 1879–80?—So far as can be judged from the Income Tax Returns.

42,485. And from that time to the present there has been a considerable decrease?—There has been a very rapid decrease.

Assessments to Income Tax and local rates compared.

42,486. Have you got the latest assessments to the income tax?—According to the latest income tax assessment for 1893–4 it has fallen to 40,062,000*l.*

42,487. What is the per-centage of decrease?—The decrease from the maximum in 1879–80 is 22·7 per cent.

42,488. That is for the whole country of England and Wales, is it not?—That is for the whole of England and Wales, and it has fallen now to very nearly the same as it was in 1814.

42,489. Now is it not the case that the assessments for local rating purposes have always been considerably below the assessments for the income tax?—That is so, speaking of the assessments as a whole, and this return which we are getting out now will show that the gross estimated rental of lands for the local assessments is very slightly over 37 millions and a quarter, whereas it is 40 millions for the income tax assessment.

42,490. That is the gross?—That is the gross estimated rental.

42,491. And the net?—The net rateable value has fallen to 33½ millions.

42,492. How do you account for the difference between the gross estimated value of the land and the assessment for the income tax?—They ought both to coincide; they do coincide in London—they never have coincided

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in the rest of England. It is no doubt due to the fact that the assessment committees put a different value on rateable property from that which the surveyor of taxes places on it.

42,493. That would rather tend to show that the assessment committees are a little more lenient in their assessments than the Government officers who assess for the income tax?—It looks like it, but I am afraid I do not know practically enough about the manner in which these assessments are got at in different parts of England by the surveyors of taxes and by the assessment committees to say. As a matter of fact there has always been a considerable difference between the two assessments.

42,494. The proportion of the one to the other has been about maintained year by year apparently, so far as we know?—Yes, I think that they have shown of late years a symptom of getting nearer one another than they were a good many years ago.

42,495. I took out myself the proportions between the assessments of 1869–70 and 1894 and I found the proportions were exactly the same?—You are speaking only of land perhaps?

42,496. Yes, of land?—I was speaking of properties generally.

42,497. I wish you to confine the matter to land?—For land one has only got the rateable value of the land for two years to go upon—one year being 1870 and the other 1894; but we have the figures for a long series of years in the case of other properties——

42,498. Quite so; but I want the evidence confined to the land, as we are dealing with that. Taking those sets of figures with which you are acquainted, namely, the assessment of land in 1870 as compared with the present time, the proportion between the assessment for rating purposes and the assessment for income tax purposes is exactly the same, is it not?—I daresay that is so.

Amount of property assessed for local purposes 1870.

42,499. In 1870 I believe a return was prepared and laid before Parliament showing all the amount of property assessed for local purposes, distinguishing lands, houses, railways, and other properties?—Yes.

42,500. And the Local Government Board has within the last few weeks prepared a similar return to the present time, showing also the different assessments of these different classes of property?—Yes, it has.

42,501. Will you state shortly the result of the comparison of the one period with the other?—The return in 1870 was confined to the rateable value, and therefore the figures I give now will be rateable.

Rateable value of land in 1870 and 1884.

42,502. We will exclude gross estimated rental, and confine ourselves merely to the rateable value?—In 1870 the rateable value of lands was 39,835,000*l.*, and in 1894 it had fallen to 33,654,000*l.*

42,503. That is a decrease of 15·5 per cent., is it not?—Yes.

42,504. That, I need hardly observe, does not show the real decrease in the value of land as compared with its period of maximum value?—No.

42,505. Because, as you have already explained, the value of land went up from 1870 to 1879, and the decrease shown by the income tax valuation from 1879 to the present time is 22·7 per cent.?—Yes.

42,506. That probably is a real decrease in the valuation of land over the whole country for the assessment for local purposes, as well as for the income tax?—It is the nearest we can get from the returns.

Rateable value of buildings and railways in 1870 and 1894.

42,507. But comparing the year 1870 with 1894—that is to say, comparing last year with 24 years ago—the assessment of land all over England and Wales has been decreased by 15·5 per cent.?—Yes, that is the decrease in the rateable value. On buildings, on the other hand, the rateable value had very largely increased. It had increased from 55,157,000*l.* to 102,661,000*l.*, which is an increase of 86·1 per cent. The increase in the rateable values of railways has been still greater. The rateable value of railways in 1870 was 4,871,000*l.*, and in 1894 it had increased to 13,871,000*l.*, which was an increase of 184·8 per cent.

42,508. (*Mr. Giffen.*) What table are you quoting from now?—I am quoting from returns which you have not got yet before you.

42,509. (*Chairman.*) These are returns which I have had made out at the Local Government Board quite within the last few weeks for the purpose of comparison with the year 1870. (*The Witness.*) It is a return which has been moved for in the House (*Parliamentary Return*, 204, *Session* 1895). The increase in other kinds of property——

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42,510. What do these other kinds of property consist of?—They would consist of quarries, mines, iron-works, gas-works, water-works, canals, markets, tolls, &c. I should think the quarries and mines would represent a very large proportion of them, and waterworks, gas-works, and canals another very large part.

42,511. What has been the increase there?—The increase there, has been from 5,000,000*l.* to 10,894,000*l.*, which is an increase of 117·6 per cent.

42,512. Then the general result is, that whereas the lands in 1870 formed 38 per cent. of the whole property assessed, they now represent only 20·9 per cent.?—That is so.

42,513. And whereas buildings were then 52·6 per cent. of the whole property assessed, they are now 63·7 per cent.?—Yes.

42,514. And whereas railways were 4·6 per cent. of the whole, they are now 8·6 per cent.?—Yes.

42,515. And other property which was at that time 4·8 per cent. is now 6·8 per cent.?—That is so.

Reduction of Income Tax assessments, 1870–71 and 1893–94.

42,516. You have shown that the decrease in the assessment of the value of land as compared with 1870, for the whole of England and Wales has been 15·5, and presumably having regard to the income tax assessments the reduction since 1879 has been at the rate of 22 per cent.?—Yes.

42,517. But that is the average for the whole of England and Wales?—Yes.

42,518. And the proportion is very much greater for those counties where the depression has been greatest?—Yes. This table that I have from the Inland Revenue gives the gross annual value from the income tax returns in each county for the years 1870-71, 1879–80, and 1893–94; but I should say in handing that in, that the counties, for the purposes of that table, differ from the counties for the purposes of our local assessments. (*See* Appendix A. XXXII., Table 12.)

42,519. The boundaries do not quite coincide?—No.

42,520. That is to say it is disturbed by some of the unions being in more than one county?—That is so.

42,521. But substantially, though it may not accurately compare with this return, yet for the purposes of the per-centage of the decrease or increase it may be relied upon?—Certainly.

42,522. And that shows a very considerable decrease in the valuation of agricultural land in all the eastern counties as compared with the western counties?—Yes. In Essex the decrease from 1879–80 to 1893–94 is 39·1 per cent.; in Suffolk it is 38·1 per cent.; in Norfolk it is 31·1 per cent.; in Oxford it is 30·8 per cent.; in Wiltshire it is 35·1 per cent. It varies very much in different counties, but there is a decrease in every county with the exception of Carmarthen. In some of the Welsh counties the decrease is small.

42,523. What is it in Westmoreland and Cumberland?—In Westmoreland it is 13·7 per cent.; in Cumberland it is 12·1 per cent.

42,524. As much as that?—Yes; it is small in Cheshire and Cornwall.

42,525. Six per cent. in Cheshire?—It is 6·1 in Cheshire and 6·2 in Cornwall, but in every other English county it is over 10 per cent. In Lancashire it is 11·4 per cent.

42,526. This reduction of the assessment for the whole county does not probably indicate what has been the real reduction in the assessment of purely agricultural land even in those counties, because in those counties there may be a considerable amount of land near to towns which has maintained its value?—That is so, undoubtedly, and I should say that in some of the counties, where the fall has been the greatest, the fall in the tithe has not been so large as the fall in the agricultural land, and that would also affect the figures to some extent.

42,527. Then there may be favoured districts even in some of the worst counties where the grass land has maintained its old rates?—Yes.

42,528. Or, at all events, where the reductions have not been so great?—I think it is quite clear from the Local Government return that lands in close contiguity to towns have not gone down very much; in some cases they have even gone up—occupation land.

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42,529. Then there is a good deal of land which is attached to houses?—That is so.

42,530. Where probably the value is still maintained?—That would be in the residential localities.

42,531. I observe, for instance, in the return which gives the assessment for unions that there are unions in Surrey where the value of land has gone up?—That would be quite natural, because these include gardens of more than one acre in extent.

42,532. The explanation of that is that it is residential land?—That is so.

42,533. That of course would affect the total for that county, and affect also the total for the whole of the country?—Very considerably in those particular counties.

42,534. Then looking at this return showing by unions the reduction of assessment, it shows very clearly the parts of the country where the depression has been worst, and those parts of the country which have been unaffected by causes such as you have referred to?—I think, roughly speaking, that is undoubtedly the case. Of course, one must make some allowance for the different methods of assessment adopted by assessment committees; but, speaking generally, I should say that was certainly the case.

Increase in assessments of railways and other properties.

42,535. Now one very conspicuous result brought out by this return, is the enormous increase in the assessment on railways?—Yes.

42,536. You have already stated that the assessment of railways has increased by 184 per cent., from 4,800,000*l.* to 13,800,000*l.*?—That is so.

42,537. That is comparing 1870 with 1894?—Yes.

42,538. The difference is considerably more than the reduction in the assessment on land in the interval?—Yes.

42,539. On the other hand there has been also a large increase in the assessment of other property from 5,000,000*l.* up to 10,890,000*l.*?—Yes.

42,540. That increase in the assessment of great railways and other properties has been a great relief in purely agricultural districts?—In those purely agricultural districts in which the railways have been situated. I should say that the railway property is, of course, very roughly distributed amongst different districts. I have got a statement of the unions here which contains the maximum proportion of railways, and another statement which gives the minimum proportion. Taking the maximum statement first, there are 125 unions, in each of which the railways form more than 15 per cent. of the total valuation; there are two unions in which more than half the valuation of the union is railway property. Taking the aggregate of those 125 unions the value of the railways is 4,659,000*l.*, whereas the total rateable value of the 125 unions is 22,778,000*l.* The per-centage is 20·5 per cent. Therefore, in those 125 unions taken as a whole, more than a fifth of the valuation is railways, and the total acreage of those unions, which are nearly all rural unions, is 7,449,000, which is about a fifth of the acreage of the whole country. Those are the unions in which the relief has been the greatest. (*See* Appendix A. XXXII., Table 13.)

42,541. Then it may be presumed that in all these cases, at all events, it is probably the case that the increased assessment of railways made up for the reduction in the assessment of land?—I should think in those particular cases it probably has done a great deal more than that. Taking the minimum statement, there are five unions besides the Scilly Islands, in which there are no railways whatever. There are 95 unions in which the per-centage is not over 2 per cent., and taking the 95 unions together the average per-centage was only 1·3 per cent. This shows that the relief that has been given by this cause is very unevenly distributed in the different unions.

42,542. (*Sir Nigel Kingscote.*) Have you got the acreage there?—Yes. I will give the acreage of these other minimum cases. The total rateable value of railways in those 95 unions is 144,679*l.*; the total rateable value of the unions is over 11,000,000*l.*; the acreage is 5,794,116. Those, like the preceding 125 unions, are mainly rural unions. Perhaps I might give next the unions in which other properties than railways are very high. They would be mainly in the mining districts. I have a statement of unions in which these other properties amount to 20 per cent., or upwards, of the total rateable value. There are 42 of such unions, and the average per-centage of the whole rateable value is 28·9. In those unions, therefore, there has been a great relief to the rates caused by the rise in the assessment of these particular properties. Those are a limited number of unions; those are only 42 unions. (*See* Appendix A. XXXII., Tables 14, 15.)

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42,543. (*Chairman.*) If you look at this return which has been made out on the rateable value of lands, &c., 1869–70, and gross estimated rental and rateable value of lands, &c., 1894, you will find that some unions have gained enormously in the last 24 years in the increased assessment of railways?—Certainly.

42,544. Look at the county of Berkshire; you will find that in the Union of Newbury, where the railways in 1870 were rated at 789*l.*, at the present time they are assessed at 6,241*l.*?—That is so.

42,545. In Wokingham the assessment of railways has risen from 6,600*l.* to 33,000*l.*?—Yes.

42,546. In Cookham from 8,500*l.* to 31,600*l.*?—Yes.

42,547. Then to illustrate it from another county, Cambridgeshire, the assessment of railways in Newmarket has risen from 1,200*l.* to 14,400*l.*?—Yes.

42,548. And in St. Austell, in Cornwall, from 896*l.* to 9,700*l.*?—Yes.

42,549. In Poole, in Dorsetshire, from 854*l.* to 12,200*l.*?—Yes.

42,550. The relief has been extremely unequal?—Very unequal indeed.

42,551. If you turn to London there are some very remarkable cases there of inequality. There is the Union of St. George-in-the-East, where the assessment of railways has risen from 1,300*l.* in 1870 to 3,700*l.* in 1894; while in St. George's, Hanover Square, the assessment on railways has been increased from 19,000*l.* a year to 83,000*l.* a year?—Yes.

42,552. In Mile End Old Town the assessment of railways has risen from 2,400*l.* to 8,600*l.*, and in Stepney from 4,600*l.* to 5,400*l.*; while in Shoreditch, with a population about the same as Mile End, the assessment of railways increased from 29,000*l.* to 69,000*l.* a year?—That is so.

Variations in assessments of railways.

42,553. Are there the same extraordinary variations and inequalities in rural districts?—Certainly; there are some unions in which the railways practically give no assistance, and there are others in which they give very great assistance to the rates.

42,554. If you look down the list to the county of Norfolk you will find that they appear, for some reason or other, to have derived very little advantage from the increase of the assessment of railways; you will see that the totals are comparatively small?—Yes, in the great number of the unions.

42,555. In one union I find it is only 1,200*l.*; in another it is 600*l.*; in another 800*l.*?—That is so.

42,556. (*Sir Nigel Kingscote.*) Is this in the county of Norfolk only?—Yes.

42,557. (*Chairman.*) If you turn to the county of Westmoreland, which is a purely rural county, you will find in the three unions of which it consists the assessment of railways is 37,000*l.* a year in one, another 26,000*l.* a year, and another 15,000*l.* a year?—That is so; Westmoreland does very well in railways.

42,558. It seems difficult to understand what the causes of these enormous differences can be; I suppose Norfolk is traversed by railways in the same way, though not, perhaps, by such important railways as Westmoreland?—I think, as far as I have been able to examine these figures (they have come in very recently), the unions which get the most relief from railways have been those which have been on a main line, with a great number of lines either running straight out of London or near towns. If you take a by-county like Norfolk, I should think it would not get nearly so much as one that lay between London and Scotland or the manufacturing counties.

42,559. (*Mr. Giffen.*) Westmoreland gains much more than Norfolk?—Yes, Westmoreland has for that reason a larger proportion of relief than Norfolk. I have not examined the figures properly, but I have no doubt that would be one explanation.

42,560. (*Chairman.*) Still it is difficult to understand the enormous increase in some cases, and the stationary character of others?—In some cases no doubt there have been new lines since 1870.

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42,561. One would think in the case of Westmoreland, although it may be traversed by one or two main railways, that the number of branch railways cannot be considerable?—I think there is one element to be taken into account, and that is that some unions have probably got their railways raised to their full valuation, whereas other unions have found a difficulty in doing so, and have not cared to go to law with the companies. But that is a mere supposition; that is very difficult to tell, I think. In one or two cases where I have endeavoured to examine the lines on the map, I have not come to very satisfactory conclusions as to why the rateable value in some unions is as large as it is, and so small as it is in others.

42,562. I observe in the county of Stafford that there is a rural district, the Union of Uttoxeter where the assessment of railways has gone up from 1,700*l.* to 12,000*l.*, and in another one, Wolstanton, where it has gone from 1,600*l.* to 23,300*l.*?—I do not know whether there is a new line there at all.

42,563. At all events the return is full of strange variations of that kind?—Very great variations both in the amount of the assessments and in the amount to which the rateable value has increased since 1870.

42,564. But speaking generally of the rural districts, they have gained largely by the addition to their assessments of railway property?—A very large number of the unions have certainly done so.

42,565. And the probability is that that accounts considerably for the alleviation which is existing in many rural districts in respect of the rates?—Yes, it must have either prevented the rates from rising, or have brought them down.

42,566. Now I think you have prepared a few cases showing the results of all this in the reduction of expenditure, the subventions by the State, and the benefit derived by the increased assessments in respect of particular unions in rural districts?—Yes. This statement merely relates at the present moment to six unions. Certain unions were selected some days ago for the purpose of examining the exact fall in the rural rate, but it is a very difficult thing to get out, and will take some time, and I have at present only six of these. They can be got out for most other purely rural unions, I think, that may be required. The first of these is Amesbury. (*See* Appendix A. XXXII., Table 16.)

Fall of rural rates in Amesbury.

42,567. I do not think, if I recollect right, that Amesbury has gained much by railways?—Amesbury has gained something. The rateable value of the railways in Amesbury was 1,816*l.* in 1870, but had risen to 4,120*l.* in 1894. That bears a small proportion to the rateable value of the whole union. That union is selected because the lands have fallen so very greatly in rateable value; they have fallen from 56,000*l.* in 1870 to 28,000*l.* in 1894; therefore there is a reduction of 50 per cent.

42,568. And presumably there has been even a greater fall since 1879?—Presumably a greater fall from 1879.

42,569. The fall from 1870 has been at the rate of 50 per cent?—That is so.

42,570. And the probability is that you must add at least 7 or 8 per cent. to that to estimate the true reduction of the value of the land there as compared with the highest period, which would be 1879?—I should say so in all probability. I suppose you could hardly find a union in which the agricultural depression as shown by the valuation lists is greater.

42,571. (*Mr. Long.*) Could you give us the figures for Pewsey Union in the same county?—I will have those worked out. The rateable value of the Amesbury Union has fallen from 64,000*l.* in 1870 to 40,000*l.* in 1894.

42,572. That is the whole property?—That is the whole property in the union. Consequently, if the expenditure had not fallen and if no relief had been given by subventions, of course the rate in the £ would have increased proportionately. Fortunately for Amesbury the amount of the rates collected has fallen. The rate in the £ has not fallen owing to the great fall in the rateable value. The total amount of the rates raised in the Amesbury Union in 1867–8 was 6,215*l.*, which represented a rate of 1*s.* 11·2*d.* in the £. In 1878–9 it had fallen to 5,378*l.* a rate of 1*s.* 7·7*d.* in the £. In 1892–3 it had fallen to 4,086*l.*, which showed a rate of 2*s.* 0·7*d.* in the £. So that notwithstanding the great depression in that union, which might have been expected to bring about a very great rise in the rate in the £, the rate as a matter of fact increased only by 1½*d.* I should say that in speaking of all these rates in the £ I am not speaking of the rate actually raised. One can only take the Poor Law valuation for calculations of this kind. The calculation does not take into account leakages such as irrecoverable rates and so forth; so that the actual rate in the £ in both years was probably somewhat higher.

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42,573. (*Chairman.*) But that would affect both cases?—That would affect both cases. The rate in the £ here has risen to the extent of 1½*d.* in this union—from 1*s.* 11·2*d.* to 2*s.* 0·7*d.*, but of course the rise would have been very much larger if it had not been for other causes.

42,574. What has been the rate per acre?—The rate per acre, of course, has fallen very considerably. The rate per acre has gone from 1*s.* 8·6*d.* to 10·9*d.*, that is practically one half; and the rateable value of the lands has practically gone down one half, as I said just now.

42,575. Therefore, the holders of agricultural land are practically paying out of pocket for rates about one half what they did in 1867–68?—Very slightly over one half—a halfpenny over a half.

Rural rates in Garstang.

42,576. Take the case of Garstang, in Lancashire, where there has been no considerable reduction, I think, of value. Garstang is a very exceptional union in one respect, namely, that the rateable value of the land is considerably larger than it was in 1870. The total rateable value has gone up from 86,000*l.* to 121,000*l.*, the rateable value of lands having increased from 68,000*l.* to 83,000*l.* In that case the rates levied in 1892–93 were 6,665*l.*; in 1867–68 they were 6,810*l.* There was a very slight difference in the total amount raised, but the rate in the £ in that union, owing to the rise in the rateable value, has gone down from 1*s.* 6·9*d.* to 1*s.* 1·2*d.*, and the rate per acre is 1*s.* 6·2*d.* as compared with 1*s.* 9·8*d.* That appears to be a case which simply shows that the union has got the benefit of the rise in the rateable value of the lands. It has also got the benefit of a very considerable rise in the assessment of the railways?—Yes.

42,577. They have gone up from 10,000*l.* a year to 20,000*l.* a year?—Yes, that is so.

42,578. "Other property" has gone up from 800*l.* to 7,700*l.*?—That is so; the fall in the rates there is due to the increase in the rateable value.

Rural rates in Hatfield.

42,579. Now take Hatfield?—In Hatfield the amount of rates—I am speaking of the rural rates in all these cases——

42,580. In Hatfield, I may mention, the population remains almost stationary, does it not?—The population was 6,359 in 1871, and 6,963 in 1891.

42,581. And the value of the land is maintained?—It is very nearly stationary. It has slightly gone up.

42,582. Still, it has remained practically stationary in value?—Practically, as compared with 1870; it has slightly increased, namely, from 22,975*l.* to 23,194*l.*

42,583. The railway assessment has increased from 9,000*l.* to 24,000*l.*, has it not?—Yes, no doubt that is one of the large lines running out of London.

42,584. What has been the result there with the population remaining stationary?—There is also the advantage in that union that the amount of rates raised has diminished from 6,398*l.* in 1868 to 5,968*l.* in 1893. I am speaking of rural rates simply. The result has been a fall in the rate in the £, from 3*s.* to 1*s.* 11½*d.*, while the rate per acre has fallen from 2*s.* 11·2*d.* to 1*s.* 9·8*d.* That is a case where the union has benefited to a very great extent by a rise in the rateable value of railways, and to some extent by the rise in the rateable value of buildings, as well as to some very small extent by the decrease in the amount of rates raised.

Rural rates in Langport.

42,585. Now, what is the next case?—The next case is Langport in Somersetshire. There, there has been a great depreciation of lands from 91,000*l.* in 1870 to 77,000*l.* in 1894.

42,586. There has been no alleviation there from railways, as the assessment has been increased from 300*l.* to 800*l.* only; is that not so?—That is so; there has been a slight relief in buildings, but the rateable value still is considerably lower in 1894 than it was in 1870. Notwithstanding that, there has been a decrease in the rate in the £ owing to the smaller amount of the rates raised. The rural rates raised in 1867–8 were 12,312*l.* They fell to 11,346*l.* in 1878–9,

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and to 10,380*l.* in 1892–3. The rate in the £ on the poor law valuation fell from 2*s.* 4·1*d.* in 1867-8 to 2*s.* in 1892–3, the rate per acre having fallen from 3*s.* 7·1*d.* to 2*s.* 8·7*d.* The next union I have is Ongar, in Essex. There there has been a great fall in the rateable value of the lands, a slight increase in the rateable value of the buildings, and no advantage whatever from the railways, at least the railways have only risen from 300*l.* to 400*l.* The consequence of that has been that although the amount of the rates raised in that union has diminished, the rate in the £ has increased from 2*s.* 8·7*d.* in 1867–8, to 3*s.* 0·4*d.* in 1892–3. It would, of course, have increased to a much larger extent if the amount of the rates levied had not fallen, but that is a case where there is an increase. The rate per acre, however, has fallen there from 3*s.* 5·7*d.* to 2*s.* 9·5*d.*

Rural rates in Whitchurch.

The only remaining union that I have here is Whitchurch, in Hampshire. In Whitchurch, the lands have fallen considerably—from 33,000*l.* to 20,000*l.*—the buildings have gone up a little, and the railways have gone up considerably.

42,587. The railways, I believe, have gone up from 2,000*l.* to 11,000*l.* ?—That is so; and the increase in the railways and the buildings has more than counterbalanced the fall in the lands. The rateable value in 1894 is slightly larger than that in 1870. The amount of the rates raised has also fallen considerably in that union from 5,392*l.* in 1867–8 to 4,464*l.* in 1878–9, and 3,332*l.* in 1892–3. The net result of that has been that the rate of 2*s.* 8*d.* in 1867–8 has fallen to 1*s.* 6·3*d.* in 1892–3, and that the fall in the rate per acre there has been very considerable, namely, from 2*s.* 9·7*d.* to 1*s.* 0½*d.* I may say that these six unions have not been selected for any particular reasons except that they are illustrative, and that certain other unions have been selected, the figures for which are being worked out now. If any particular rural unions were named we would do our best to get the figures out for those also. These are purely rural unions.

Assessments of railways and other properties.

42,588. Then may we take it that the increased assessment on railways, and the larger proportion that they bear to other property, and also the increased assessment on other properties, such as mines, waterworks, and all the other kinds of properties that you have mentioned, to some extent introduce the element of the rating of personal property ?—Yes, I think that railways afford a very striking instance of that. No doubt railway shares are personal property, and a great quantity of water-works shares—in fact, nearly all water-works shares. All gas-works shares, most canal shares, and so forth, are personalty, and have always paid probate duty. These have been brought under increased contribution of late years to a very great extent, and to that extent personalty has been rated. Those classes of personalty it is possible to rate.

42,589. Because they are fixed to the soil in those particular localities ?—Yes.

42,590. Therefore they cannot escape, so to speak ?—That is so.

42,591. (*Mr. Giffen.*) And of course a large part of house property is personal property ?—Certain interests in household property are technically personal property, leaseholds and so forth, but formerly, for the purposes of probate duty, the freehold would not pay the duty; it would not be reckoned as personalty for that purpose.

42,592. But that is a very small matter compared with the total value of house property, is it not ?—You would find one house which was entirely a freehold; you would find another which was split up into different interests, and the leasehold interest might be the most valuable part of it; it would be very difficult to divide the interests for statistical purposes.

42,593. (*Chairman.*) On those two kinds of properties—railways and other properties—the aggregate now is over 24 millions, is it not ?—Yes.

42,594. The assessment in these two kinds of properties is 24,765,000*l.* as compared with the value of land of 33,650,000*l.* ?—Yes, that is so.

Relative position of land and other property as contributors to local taxation.

42,595. And land now, speaking of land as realty as distinguished from houses, railways, and other property, forms only one fifth of the whole ?—That is so. Perhaps I may read a passage in Mr. Goschen's report of 1871. He says: "It appears that a complete revolution has "taken place in the relative position of lands and other "classes of property as contributors to local taxation. "While in 1814 lands, speaking broadly, represented "70 per cent. of the total value of real property, they "now represent only 33 per cent., or less than half of "the previous per-centage; houses, which in 1814 contributed only 27·84 per cent., or little more than one "quarter of the value of real property, now represent "47·47, or nearly one half; while railways and other "property, which in 1814 contributed only 2·88 to the "whole, now contribute 19·53." Of course those figures have been altered very much since, and are far more striking now than they were then.

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42,596. Whereas the value of the land at the time Mr. Goschen wrote was about one third of the whole value of property assessed to local rates, it is only one fifth now ?—Yes, that is so.

History of the rating of personalty in England and Scotland.

42,597. It has been suggested by various witnesses to this Commission that other kinds of personalty should be rated; would you explain what has been the reason in past times why no attempt has been made to include personalty ?—I have set that out in a memorandum which I should like to hand in, on the history of the rating of personalty in England and Scotland. (*See* Appendix A. XXXIII.)

42,598. I do not think it would be necessary to read that ?—No; shall I give a sketch of it ?

42,599. Yes; will you just give a summary of it ?—I have endeavoured to put in it everything of interest bearing on the question on each side. I commence with an account of the different leading decisions on the section of the statute of Elizabeth, under which it was ultimately held that certain classes of personalty were rateable. There are other decisions, but I think that these sufficiently state the case for the purposes of the Commission. They have been examined by the legal adviser to the Local Government Board, and he says that they fairly set out the old law on this subject. The result was that stock-in-trade and certain other classes of personalty were ultimately held under certain conditions to be rateable. That was the state of things prior to the passing of the Parochial Assessments Act of 1836. I then set out a minute of the Poor Law Commissioners, which they addressed at that time to local authorities, stating their views on the Parochial Assessments Act of 1836. They were evidently of opinion that it had stopped the rating of personal property. It was, however, held in a case decided, in 1839 I think it was, that these classes of personal property, which had been held by the judges to be rateable, still continued rateable. That case was Reg. v. Lumsdaine, and I set out the decision in that case. The result of that decision was that the Poor Law Commissioners had to inform the various rating authorities of the country that this class of property still continued to be rateable. They endeavoured to tell them as clearly as possible what was the state of the law upon the subject, and as will be seen from pages 5 to 8 of this memorandum, the result was to raise strong protests from boards of guardians throughout the country, insisting upon the impracticabilty of carrying out the law as regards the rating of these properties. Ultimately an Act was passed in 1840 exempting stock-in-trade and various other classes of personalty from rating for one year, and that Act has been continued annually, and is continued annually at the present time. If the Annual Continuance Act did not contain this Act in any year these classes of personalty would have to be rated again. I think the impracticability and the hardship of rating personal property on the lines laid down by the judges is very clearly stated in the copy of the report of the Poor Law Commissioners to the Marquis of Normanby on the 14th May 1840. Perhaps I may read a few passages from that. They say: "For a century and a "half after the passing of the statute the liability "of inhabitants to be rated for personal property "was not agitated. The rate had been laid universally "on the tithe holders and on the occupiers of the "real property subject to the rate; but whether it "was owing to the small relative value of stock-"in-trade in the rural districts, or to other causes, "the liability of inhabitants to be rated in respect of "their stock-in-trade was not established for more "than a century and a half after the passing of the "statute of Elizabeth. Lord Mansfield, in the earlier "cases before him, with the other judges, resolutely "denied the general liability, and required a custom "to be proved in each parish, in order to legalize the "rate. Lord Mansfield strongly insisted on the im-"possibility, as well as the impolicy, of making "the rate; and he described many of the anomalies "and anticipated most of the practical difficulties "which have since been experienced. The general "liability was, however, finally established by Lord "Kenyon; and a practice of making rates on stock-in-"trade was extensively adopted in the clothing district

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" of the west and south-west of England after long " contest and litigation, in which the interests of the " declining manufacturers unsuccessfully opposed the " interest of the occupiers of land and the owners of " tithes. A tax so heavy as the poor rates were in " this district (which after the commencement of the " practice of rating stock-in-trade rapidly became one " of the most pauperised districts in England, the " pauperism constantly increasing as the manufactures " declined) must have operated very disadvantageously " in diminishing the inducements to the application " of capital, and may reasonably be supposed to have " had a large share in turning the scale (notwith- " standing the long possession by these districts of " this staple industry, their superior skill, their " proximity to the ports of London and Bristol, and " their equal advantages in possession of coal) in " favour of their rivals in the north of England, where " industry was not subjected to the like burden. The " practice of rating inhabitants for their stock-in-trade " was adopted but very partially as regards the whole " of England and Wales, but when once adopted, had " usually been continued until the passing of the " Parochial Assessments Act in August, 1836." They say afterwards: "By the statute of the 43rd Elizabeth, " the relief of the poor was to be provided for by " taxation of every inhabitant, according to the ability " of the parish. The courts have decided that these " words make an inhabitant rateable in respect of " stock-in-trade. But any rich possessor of stock-in- " trade may escape the tax at his pleasure; it is only " the poorer inhabitants who cannot escape the tax. If " the owner's concerns are sufficiently extensive to " allow of his warehousing his stock-in-trade in a parish " in which he does not reside, or if he is sufficiently " opulent to reside out of the parish where his stock is " kept, he, not being a resident inhabitant there, is not " rateable; thus, three partners carried on business " upon premises in which their foreman and his family " resided, but they themselves resided in another " parish; they were held not rateable. The owners " of ships, packet-boats, &c., in places where these are " rated, contrive to escape the tax by taking up their " residence out of the parish of the ship's home." " The tax is thus commonly escaped by the opulent " owners of stock-in-trade who do not reside in the " parish in which their stock lies. The escape from " the rate of a large stock would indeed often be more " than sufficient to pay the expense of a country resi- " dence." "Even amongst persons of exactly the " same condition the operation of the tax is strikingly " unequal and anomalous; thus, of several partners, " one resided on the premises; he alone was rateable " as an inhabitant for his share of the stock, to the " extent of his interest in it. The persons thus escap- " ing the rate on their stock-in-trade, in the parishes " where it is kept, cannot be taxed for it in the parishes " where they reside." "Another source of inequality " in the imposition of the tax is contained in the rule " laid down by the courts, that the profit is not to be " presumed, but must be proved, and that it is not on " the whole profit made, but on what is in excess after " payment of all debts." "The rate on stock-in-trade, " dependent on the amount of profit as before described, " cannot be made without minute investigations into " the concerns of individuals; investigations so difficult " and the results of which are so fallacious, that a right " conclusion can scarcely be obtained, while to the rate- " payers every inequality, the result of a wrong esti- " mate, is a subject of dissatisfaction necessarily " begetting disputes and litigation. From these diffi- " culties and from a desire to avoid appeals, another " kind of injustice has ensued in places where stock-in- " trade has been rated. Those who could most success- " fully conceal their profits or could most easily reside " elsewhere, or keep their stock away from the parish, " have been able to make the best terms with the over- " seers, to which terms, rather than lose all, the over- " seers have been compelled to submit." " There is " good reason to believe that there is no parish in the " kingdom in which the overseers have ever been able " fully to carry out the law."

Effect on rural districts of taxation of personalty.

42,600. The general effect of that report was to show the impracticability of carrying out what was then really law, namely the taxation of stock-in-trade?—That is so. There was a general outcry to alter the law consequent upon the decision of *Regina* v. *Lumsdaine*. That is clear, I think, from the debates in Parliament, and from the protests from the local authorities that I have set out in this memorandum on the rating of personalty.

42,601. Have you considered what would be the effect of any proposal to tax personalty in purely agricultural districts, especially so far as it concerns the occupiers of land, that is the tenant farmers?—I suppose there can be no doubt that the capital of the tenant farmer would be the first thing that would be taxed in most rural districts.

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42,602. (*Mr. Long.*) Why?—Because it is at once identified as being in the parish. I am speaking of the capital he has employed in his implements and in his stock.

42,603. But surely the system which is universal now of assessing a farmer upon his rent has covered the possible idea of taking his capital, because his rent represents the value to him of his capital?—Perhaps I may quote from the evidence given by Sir George Cornewall Lewis in 1850.

42,604. Was not the practice entirely different then; was anything in the shape of the union assessment system in vogue then?—I do not fully understand the question. Do you mean whether under the old law, a farmer's stock-in-trade was liable to be rated, or whether if personalty was to be rated it would be necessary to bring that stock-in-trade under assessment?

42,605. As I understand it, you are telling the Commission that if personalty is to be rated, the first personalty which would come for rating would be the stock-in-trade of the farmer?—In rural districts. I think it would be exceedingly difficult to tax the stock-in-trade of a tradesman in urban districts, that is to say the capital employed by a tradesman in an urban district, unless you at the same time were to tax the personal property, that is to say, the capital employed by a farmer in a rural district.

42,606. (*Chairman.*) Supposing you tax all the property which people living in a parish have, you would tax the landowner for his land, you would tax the tenant farmer for his stock-in-trade, and you would tax the shop keeper for his stock-in-trade; and in purely rural districts the stock-in-trade of the farmer would form the principal amount of additional subject of taxation?—I should have thought so.

42,607. (*Mr. Channing.*) It is most visible and least removeable?—Yes, and would be identified as being stock-in-trade in the parish, in the same way as the goods of the tradesman would be stock-in-trade in the parish.

42,608. (*Chairman.*) Then the total rate in the £ probably would be reduced by the introduction of this new subject matter of taxation, and the effect might be that the owner of the land on whom ultimately now the rate falls, would be relieved of the expense of the tax put upon the stock-in-trade of the farmer; would that not be so?—I have great doubt as to where it would ultimately fall. My own impression is that it would ultimately fall upon the owner in very much the same way as it does now. That was the view of Sir George Cornewall Lewis, namely, that the owner would get less rent.

42,609. I suppose you would agree that agricultural rates, in the long run, fall upon the land?—I should say that in the long run a great proportion of all rates must fall upon the land, and that where rates are stationary for a long period, the greater part of them must fall upon the land.

42,610. Then, in your opinion, the effect of taxing the farmers' stock-in-trade would practically work out the same as now, and it would fall ultimately upon the land?—As far as I can make out, the authorities upon the subject have held this opinion: that if the farmer was to be rated for his stock-in-trade, or the shopkeeper was to be rated for his stock-in-trade, each would be inclined to pay a lower rent for the premises, and if they did that, the landlord would, of course, receive less rent than he does, in the same way that rates are to a certain extent taken into account now when a tenancy is created.

Effect on rural districts of rating personalty.

42,611. In the case of railway property if the property is to be treated as personalty and to be rated where the owner of the personalty lives, the effect might be that many of these rural parishes would lose the advantage which they now get from the assessment of railways within their district, and that the money would go to the benefit of the rates in towns where the shareholders of these railways live?—I think if a local income tax was practicable, it is quite clear that it is impracticable, but if it was practicable, you would expect that in many cases the owners of personalty in a

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fashionable part of a town, for instance, such as London, would own no property in the country, and their personalty would go in aid of the rates of their own rich parish, which is probably not very much in need of it. It would certainly not come into the rural districts.

42,612. I have illustrated that by the case of railways; it comes to this, that you could not tax railways twice over; that is, both locally and through their own shareholders?—I do not think that you could fairly do so.

42,613. Therefore, if you put the rate upon the personalty, so as to levy it in the place where the owner lives, the effect would be very detrimental probably to the rural district which now gets the benefit of the assessments upon the local railways?—It would wherever the owner lived out of the rural district. I may say that it is sometimes considered that although railways are rated, the whole of the debenture stock is not rated; but as a matter of fact the railway is rated at its full value.

42,614. As a going concern?—Yes. The railway has been provided partly out of the money raised by the debenture stock and partly out of money subscribed by the shareholders, and therefore the question whether the debenture holders are to be rated is a matter simply between them and the shareholders, and does not affect the owners of rural properties.

Difficulty of taxing Consols.

42,615. It does not affect the parishes where the railway exists?—That is so. Then exaggerated ideas prevail as to the benefit that would result to agriculturalists if the owners of Consols contributed to the local rates. It would be exceedingly difficult to put a special tax upon Consols; and I have noticed in the earlier reports of the commissions and committees which have inquired into the question of rating, that they have been very careful to avoid any suggestion of that kind. It would certainly depreciate the national credit, and would bring about this result; that if you were to put a tax of 1*s.* in the £ on the interest on Consols it would give little more than 1*d.* in the £ relief if divided amongst the ratepayers of Great Britain and Ireland.

Impracticability of levying a local income tax.

42,616. Is there anything more that you wish to bring before us upon that point?—The impracticability of levying a local income tax was very fully set out, I think, by Sir George Cornewall Lewis in 1850, before a select committee of that year. He also referred in his evidence to the rating of means and substance in Scotland, where the same difficulty was discovered. In Scotland they had what I should have thought a better system of rating personalty than they had in England, but it only lasted twenty years longer than the English system, and it had to be given up on account of its impracticability and was given up with common consent.

Nationalisation of the poor rate.

42,617. Is there anything else you wish to bring before us in your examination-in-chief?—There is one other proposal which has been made by some of the witnesses; that is to say that the expenditure on relief should be made a national charge. I have put in a memorandum upon that point, merely giving, without any comment, the views of the Select Committee of the House of Lords in 1817, the views of the Poor Law Commissioners in 1834 and Sir George Cornewall Lewis' evidence in 1850. (*See* Appendix A. XXXIV.)

Effect on rent of rating farmers' stock-in-trade.

42,618. (*Mr. Everett.*) In regard to the rating of the farmer's stock-in-trade you have expressed the opinion, in which I entirely agree, that if it were rated directly the probable effect would be that he would pay less rent?—Yes.

42,619. That being so does it not follow that his stock in trade is rated indirectly now in the rent, and that the rent is a larger sum in consideration of the employment of the farmer's stock-in-trade on the farm?—If that is so, then the stock-in-trade of a tradesman you would, I suppose, contend is also rated in the same fashion.

42,620. It would slightly lower the rent of his shop, I dare say?—That is so; and, in the case of the manufacturer, factories would come down in rent in the same way.

Rating of personalty.

42,621. But there you have the question of how much of the machinery in the factory is included in the assessment?—Yes. The point I was most anxious to make was this; that it has been found impracticable to rate certain classes of personalty; certain classes of personalty are rated and certain classes may be rated, but others cannot well be rated because of the inconvenience.

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42,622. I hope that these very interesting papers which you have given us on the rating of personalty, and the proposal that the expenditure on the relief of the poor should be made a National charge, will be included in our Minutes; they are full of valuable matter for reference to on these subjects?—I have endeavoured merely to give the history as given in the documents of the time: I have not made a single comment of my own in any part of them.

Rating of ships.

42,623. The memorandum on the rating of personalty is a very valuable digest. Ships, as I understand from it, at one time were rated?—They were rateable where the owner of the ship lived in the place which was called the ship's home.

42,624. They have been relieved of rating by the Act which was passed in 1840, and which is annually renewed?—That is so.

Effect of abolition of church rate.

42,625. (*Mr. Long.*) I want to ask you two or three questions from the point of view of the burdens which fell upon local ratepayers, rather than from the point of view of the actual amount of rate which you have been giving us so much valuable evidence upon. In the early part of your evidence, in answer to the Chairman, you mentioned the church rate as one of the rates which had formed a basis of relief to ratepayers: the question is, whether the abolition of church rates has only, as a matter of actual practice, affected those people who no longer contribute to the maintenance of churches?—I will put it in this way: It has altered the incidence of the rating. Formerly, the rate would fall on all the land in the parish: now, if there are any expenses required for the church, it falls upon those who are willing to contribute. It does not necessarily fall on the owners of one class of property or of another; but no doubt to the extent that payments are made towards it by landowners in consequence of their owning property in the districts, and so on, the rate falls upon them, and in the same way upon such farmers as contribute to it; but it is not a compulsory rate.

42,626. It is not necessary to limit the effect of your answer, surely, either to owners or to farmers—we can leave them both out and say any church people can we not?—The owners and farmers had that burden before; the payment of those rates formerly fell upon those two classes in most rural districts.

42,627. But now the money, which was previously provided by a church rate, has to be provided by some of the same people only under a different heading?—So far as new churches are necessary to be built, but I take it that that would be mainly in urban districts. Of course in some cases a church has to be rebuilt in a rural district.

42,628. (*Mr. Whitehead.*) A church rate would be for the maintenance of the church, and not for its erection?—Formerly a good deal of it was for the building. Large debts were incurred for that purpose.

Rate in rural unions.

42,629. (*Mr. Long.*) I have already asked you one or two questions with regard to the 142 unions that you selected and on which you quoted the figures; and I do not therefore propose to ask you any other question now upon them, because I know that these figures have been prepared under very great stress, and with very great difficulty?—They have; and I may say that they have merely been selected on the lines stated, and that they take the whole of the unions which contain no urban district technically so called. Of course, a very large number of unions consist partly of urban and partly of rural districts, and are of a mixed character, and in some one class predominates, and in others the other. We thought that if we eliminated all the unions, in which the towns had been considered of sufficient importance to be turned into urban districts we should have got practically what were the most rural areas of the country.

42,630. Still the method adopted would admit the possibility of including in your rural unions some unions which contain towns where there are industries, which would not altogether justify the description of the union as a purely rural union?—I think you cannot get such a thing as an absolutely purely rural union in any part of the country except in very rare cases.

Rates in Amesbury Union.

42,631. Let me take you to your own evidence that you gave with regard to the union of Amesbury; I understood you to say that the total amount of the rates had fallen?—Of the rural rates.

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42,632. There are no others in Amesbury?—I was not aware of that at the moment.

42,633. But the amount of the rate in the £ has slightly increased?—Yes, it has slightly increased.

42,634. The ratepayers on the agricultural land, you said, in answer to the chairman, only pay half of what they paid in 1870?—Yes.

42,635. Does that not rather point distinctly to there being some very considerable class of property in this rural union other than that of agricultural land?—The statement that I shall put in will show that the buildings in that union are rated to the extent of 6,776*l.*, that there are also railways rated to the extent of 4,120*l.*, and that there is other property rated to the extent of 1,002*l.* Those are not large additional contributions, still they make up between them more than a fourth of the rateable value of the whole union. I think you would not find that buildings, railways, and other property form a smaller proportion than that in the great majority of rural unions. There are five unions in England which have no railway at all, but only five; there are none which will not have buildings; and there will be a comparatively small number which have not got some of this "other property." So that other ratepayers besides the farmers will be contributing to the rates in every union in the country.

42,636. What are those other ratepayers, can you tell the Commission at all, in a purely agricultural union?—In some cases—the cases where there is a very large proportion of "other property"—you have coal mines or quarries and so forth; you also get—which would not be the case probably in a district like Amesbury—waterworks, gasworks, and so forth. I cannot say what this 1,000*l.* of "other property" in the Amesbury union is, because so many classes are lumped together; but I may say that the largest amounts that we find under that heading are in the mining counties undoubtedly, and I suppose there are no mines in Amesbury.

42,637. I am afraid not?—In Cornwall and other counties mines come in as a considerable element.

42,638. In your Table 3, which deals with the rate in the pound for the expenses of the poor, I see you are able to bring us up to 1893?—Yes.

Difficulty in bringing returns up to date.

42,639. That which appears to be the latest information that you can give us is nearly 18 months behind the times at present, is it not?—Yes. I am sorry to say that our returns are always necessarily very much behind the times. I mentioned that we had not yet been able to complete our Highway Returns for 1893, and I have therefore had to make a guess at that to some extent. I may say that is owing to certain of the accounts not having yet been received from the auditor. We like to take audited accounts where we can get them, because of their greater accuracy, and when any one account is outstanding it delays the return for the year. As a general rule the auditor's work is dealt out on the assumption that during his year he will audit a year's accounts, and therefore we are always necessarily one year behind.

42,640. I am afraid one year is not quite the extent of your shortcomings?—No, but that is the first difficulty we have to contend with.

42,641. In Table 1 I notice that your latest figures are for 1890-91?—Those figures are taken from Mr. Fowler's report.

42,642. I know that?—I have not made out the table again for this reason: In order to get that table out, we had to work out the school board rates in rural districts, and that took several men six weeks to do. I did not want, if possible, unless it was necessary, to stop all our other work for the purpose of bringing it out again. That is the only year for which this particular return has been given. We could get it out for another year, but it would mean a very great deal of labour. The Education Department do not separate their rural school board rates from their urban school board rates, and so they all have to be picked out with the utmost care.

42,643. I am sure we are very much indebted to you for the figures which you have presented to us, which involve an immense amount of labour; but still it is a fact, is it not, that these figures which are presented by the Local Government Board each year are, owing to a variety of causes, representative of a period considerably past?—That is clearly so. I wish we could give them up to date.

42,644. Therefore would it be possible, do you think, for some of the witnesses who have been here protesting that there has been an increase of rates, to be speaking of that which is the result of their own knowledge in consequence of cheques which they have drawn during the current year, and yet at the same time that your information being 18 months or two years short of theirs should be equally correct with theirs?—Yes. I have no reason, with a very few exceptions, to doubt the accuracy of the figures which have been given us by the witnesses. In these figures that I have given I do not profess in any way to prove that there are no unions in which the rate in the £ has gone up. In fact Amesbury was one of the selected unions which I mentioned in which it has slightly gone up. I have no doubt that if we were to look carefully for them we should find others in which it has gone up. We might get these cases brought before us by witnesses. But I am not at all prepared to say what the figures for 1894 are, and that they are not higher than the figures for 1893.

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Rates in 1894.

42,645. The figures for 1894 have not been before you yet?—Not at all.

42,646. Do you think it would be possible to have figures furnished by the local authorities to the Local Government Board which would justify presentation for the purposes of comparison? It would be of great assistance to people who are interested in local taxation if they could ascertain what were the local taxation figures up to the end of last year, we will say; at present, of course, we have to wait until the accounts have been audited, and can deal with nothing but absolutely audited and passed accounts?—Certain of our returns we could get out earlier than others; for example, we could get the London rates out earlier; but I am afraid we could not get out the rural rates earlier, for I do not think we should have any means of obtaining them earlier.

Difficulty in bringing returns up to date.

42,647. You could have them if they were not audited, could you not?—I think there would be a great disinclination to furnish them, and that they would not be so accurate as the audited financial statements. There is great difficulty in getting any returns in promptly. I think it is impossible for anybody who has not gone through it to know the trouble we have whenever we ask the local authorities for any information which they are not compelled to give. Take this return we have just been preparing; I am almost afraid to say what is the number of letters that we have had to write, sometimes there have been very many letters to one person before we could get the return in. When we get the county council statements no additional labour is imposed upon the local authorities. We get the audited financial statement sent up to us, and we make out our return from it. If we were to write to the clerk of the county council, and ask him to furnish us with an estimate of figures, or anything of that kind, I think that he would very strongly object to going through the labour of doing it, at any rate a certain number of the county council officials would, because it would be giving them extra work. Our difficulty at the Local Government Board is this, that wherever we ask for a return from a local authority we have no power to pay for it: a man constantly writes and says, "what "am I to be paid," and we have to tell him that he cannot be paid. He may then decline to send the return, and if so he has got to be induced to send it, and perhaps threatened that Parliament will insist on the return being furnished. It is an exceedingly difficult thing to do. To get the local taxation returns promptly from all local authorities we should have to send to an enormous number of local authorities, and to many of the local officials we should be giving work which they would not be paid for, and which they would rather not undertake. So we have to wait until the regular return that the local official has to make comes round, and then we get the figures from him with a great deal of trouble. I am afraid that if we were to try to get them before that time we should have the greatest difficulty.

42,648. Can you suggest any increased powers which might be conferred upon the Local Government Board, which would enable you to get these figures more easily and without all this immense trouble?—I do not think it would be fair unless the man was paid for it.

42,649. Do you not think, having regard to the immense value of these figures to all who are interested in local taxation, that some payment would not be an

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unjust thing to suggest?—If Parliament would vote payment for it we might get our returns more rapidly.

42,650. Therefore the public could have in their possession information which would necessarily be more reliable because it would be more up to date?—Yes, it would be more up to date.

42,651. (*Mr. Giffen.*) How much more money would it be necessary to devote to that?—I am afraid of saying what might be necessary. In reference to this return which we have sent to 648 boards of guardians, a very large number of the officials demanded payment. They said, "If this return is wanted by Parliament, Parliament should pay for it." In certain cases it has undoubtedly given them a great deal of labour. We have told them that the Assessment Committees can take it into account in fixing their remuneration, but many of them have replied that the Assessment Committee have declined to do so, and they think it is a case for Parliament paying them.

42,652. (*Mr. Long.*) Are you of opinion that it would be a good thing for Parliament to sanction some payment which would enable the Local Government Board to get this information?—There is a very great difficulty in our making the payment. I may say that in reference to the return for 1870, of which this is a continuation, a sum was voted by Parliament for that purpose; and I think that there was more discontent aroused in distributing that sum than there has been in refusing payment this year. Many officers said the remuneration offered was insufficient. It is exceedingly difficult, supposing that a sum were devoted for the purpose, to distribute it amongst 648 unions. The labour in one of these unions would be very great, and in another very small, and we should have to determine what we would have to pay to each man for it. It is much easier for the local authority, if they will pay him, to estimate the amount of labour which is involved in the preparation of the return.

42,653. If the local authority could do it more easily is there any reason why they should not be repaid out of the Imperial Exchequer?—I am afraid they would pay him rather liberally if they were sure of being repaid.

42,654. That is possible, but it surely is not fair that the local authority should be called upon to furnish figures for public purposes at the cost of the local exchequer?—No, and that consideration weighs very much with the Local Government Board when returns are asked for by Members of Parliament. If they are returns which are absolutely necessary for public purposes, they do not like to refuse them.

42,655. Is it not the case that frequently returns are moved for, or asked for by Members of Parliament which would be of the utmost possible value in regard to local expenditure and local taxation, but which are declined because the Local Government Board has not got the power to pay and the Treasury declines to sanction the extra payment?—No; I think, as a rule, it is the other way, I think more returns than are necessary are asked for? It is very difficult to refuse a return which has been asked for in Parliament without Members of Parliament thinking that we have got some reason behind and that we want to hide something. I think that occasionally returns are moved for and insisted upon which really it would have been better not to have had; they certainly have thrown a great deal of labour upon the local authorities, and they have not only thrown labour upon the Local Government Board, but they have cost a great deal. A great many of these returns cost a great deal of money and many of them are very seldom read.

Highway rates.

42,656. You said something about the highway rates; you told us that the highway rates have fallen; I do not know whether you can tell the Commission whether any allowance has been made for the cases which have arisen during the last two or three years of county councils taking over the expenditure upon highways and absorbing the powers of the highway authorities?—Where they have done that, that ought to have diminished the rate. I may say that I am very disappointed with the figures of 1893 to find that there was that year an increase in the highway rate, although undoubtedly there are counties where the county councils have done a great deal in that way. The county councils may now not only take over the main roads, but may contribute to any highway. I was under the impression, and I am still under the impression, that in certain counties a great deal of the county money has been expended for that purpose, but notwithstanding that the highway rate has not fallen, and in 1893 the figures, when I am able to give them will certainly be seen to be higher than they were in 1891 and 1892.

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42,657. That is a fact which throws rather an unsatisfactory light upon the position of the highway rates themselves, because in the cases where the counties have taken over the control of the highways other than main roads, in other words, have absorbed the duties of the highway board, there will be a rate in respect of that which will be levied by the county councils?—Yes.

42,658. Which will be additional to this rate which is correctly described as a highway rate, is that not so?—Yes, so far as the county highway expenditure is not met by the Treasury subventions.

42,659. Of course only as regards the difference between the subvention and the cost?—Yes.

42,660. (*Mr. Whitehead.*) Would that be included in the general county rate?—Yes, in the general county rate when they contribute to the highways.

Relief of rates by State subventions in London and other districts, 1894, compared.

42,661. (*Mr. Long.*) You gave us some information with regard to the relief given to London, to the county boroughs, and to the administrative counties, and I think you suggested that you might want to alter those figures, which were given as 8·6*d.*, 10·2*d.* and 9·6*d.*?—I took them because they were calculated in Mr. Fowler's report for 1891. I had not at hand at the moment the figures for 1894, and I do not know whether we have them, but if we have them I should be most happy to put them in. I think it is only a matter of making a calculation. I think we can bring those up to 1894.*

42,662. Can you say off-hand whether the effect is not rather to equalise the relief as between the three different local authorities; or would you rather reserve that point until you have got the figures?—I think if you take the rate in the £, which is the rate that we were giving there, London will undoubtedly receive less than the other two; but I do not want to express an opinion whether London rightly receives less or not; there are many reasons that explain it, but I do not know that that question comes in here.*

42,663. It appears London gets about 2*d.* less than the county boroughs?—To some extent, though not to any great extent, that may be due to the fact that the valuation in London is higher than that in the rest of the country; it is the same as the income tax valuation.

42,664. But on the whole the distribution of this relief taken altogether, is as fair between the different local authorities, I mean the county councils, and so forth, as it was possible to arrange for at the time?—I think the difficulties in the way of distributing it were enormous, and I have not intended to say anything that would suggest for a moment that there has been the slightest unfairness in it. I am sure more time and trouble were taken in Parliament and out of Parliament in endeavouring to make a fair distribution than I ever remember to have been taken in any other distribution of Government subventions. I do not think it at all follows that because London has a lower rate in the £ of relief than the rest of the country, it necessarily has been treated unfairly. It never was proposed by Parliament to distribute these grants on rateable value. If they had been distributed on rateable value you would have given all districts the same rate in the £ of relief, *i.e.*, you would have given the most to the richest places.

42,665. Certainly?—That was repudiated altogether when the Bill of 1888 was under discussion in Parliament. In giving these figures, I hope I have not conveyed the impression that London was unfairly treated. I have only stated that London has a lower relief in the £ than the other places.

42,666. I do not think you conveyed any such impression; but there is, as you know, a contention to that effect, and I only wanted to bring it out. I say that so far as human ingenuity can do it, there had been a fair distribution between the different authorities?—I think there was every intention to treat them fairly; and I believe, on the whole, that the distribution has given satisfaction. London has complained of it, but if London had received its share on its population, it would have received nearly a quarter of a million less a year than it does at present.

* *See* footnote * to page 302.

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42,667. In dealing with that very interesting return, which we have not received yet, but which you told us about, showing the difference in the assessment values of different classes of property now, you pointed out the remarkable increase in the assessment of railways?—Yes.

Variation in assessing values of railways.

42,668. You told us, also, that there was a considerable variation in the assessment value of railways; can you trace at all what the cause of that variation is; is it a variation in the assessment by the assessment authorities, or is it due entirely to local causes?—I have no means of ascertaining. Of course it is evident that certain main lines with, perhaps, 10 or 12 lines of railway on them, are far more valuable than a line in another part of the country with only one line; and the lines that run out from London into the country must have an enormous value. I should think they are rated at an enormous value, probably, and that as you get into a by-line, or anywhere like that, they are probably rated on a very much lower value. We have heard that in Scotland, they divide their railways according to the mileage, independently of the number of lines upon them; you would expect, therefore, to find there a great deal more uniformity in the amount of the contributions which the different parts of the country receive from the railways than you would in England.

42,669. As a matter of fact there has been a singular uniformity in the raising of the assessments upon railways in England going on in the last few years, has there not?—I think that there has been a great tendency in that direction. I think that local authorities have been constantly recommended to go for an increased assessment, but I imagine that the railway companies have taken care that they have not been unduly assessed, which almost points to the conclusion that in the past they were hardly rated sufficiently in some districts.

Effect of assessments of railways on local rates.

42,670. You pointed out that in some of these unions considerable assistance was given to the rate-paying power of the district by the railways?—Undoubtedly.

42,671. As a matter of fact, does that work equally?—It helps the particular district in which the railway is situate, but it is exceedingly difficult to alter the principle of only rating the property locally situate in a union. If you do it in the case of railways you will be called upon to do it in the case of other properties, which would be very difficult; and besides that you would be calling upon various unions to give up property which is in their district, and which they have had the benefit of.

42,672. You quoted one or two unions—the union of Amesbury, I think, was one—where the railway assessment has considerably increased; now I will take two unions in the same county—I do not want to trouble you to look at the figures—the unions of Pewsey and of Swindon; roughly speaking you would, I presume, be familiar with the figures of those two unions?—Certainly.

42,673. Is it not the case that in Swindon, where there is a considerable amount of property of different kinds——?—Yes.

42,674. That the relief given by the increased assessment of the railways is proportionately far greater than the relief given in the case of a poor union like Pewsey, where the need for relief is much greater?—I should think that is very likely the case. There are several methods by which it could be rectified, but they would all involve questions of Poor Law administration. You can throw a couple of unions together, and by that means get the benefit of a railway, but, then, before starting to do that you must see that it will not be injurious to the Poor Law administration of the district. I do not at all know the local circumstances of Amesbury, but there are a great many unions in England which appear from the figures to be very much smaller unions than you would form at the present day, and possibly by throwing some of these together you might to some extent get rid of the anomaly.

Nationalisation of the poor rate.

42,675. You have given us a very interesting paper upon the relief of the poor being made a national charge; without going into that very large question, would it not to some extent minimise these inequalities with regard to assessment if the areas for rating at all events were very much extended compared with what they are now?—Yes.

Relief of the poor as a county charge.

42,676. Without going so far as making a national charge for the poor rate, would some movement in the direction of a county charge not lessen the inequalities?—Yes, and that has been found necessary in London. You have not only a certain number of charges thrown on the Metropolitan Common Poor Fund over the whole of the county of London, but you also have applied the same principle to other rates than the poor rate, you have had the Equalisation of Rates Bill with the view of the richer parts of London helping the poorer. I presume legislation of that kind would be possible in the provinces. There would be many difficulties in the way, but I do not think there would be any objection on principle to it.

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42,677. Is there any other way which occurs to you, or which you care to state to the Commission, of removing this inequality which exists at the present time as between a very poor union in one part of a county, and a more prosperous union in another part of a county, with regard to the relief that they respectively receive from railway property?—Of course, a poor union as regards its county charges is no worse off than a rich union, because if its assessment is low, its contributions become low also. As far as you can properly make local charges, county charges, you are relieving the poor unions and bringing the rich ones under contribution in the county.

42,678. Therefore, if you were to merge your unions and extend your area, at all events for the purpose of levying your rate, you ought to be able to relieve the poorer unions in the county, and to bring under contribution the richer unions, on the principle of the Metropolitan Common Poor Fund, which means that St. George's Hanover Square, say, is rated upon its capacity, and receives upon its pauperism, and so on?—Yes, but I think there can be no doubt that although that system has some advantages you would expect to increase the expenditure by doing it. I am not suggesting that the expenditure might not be properly increased, but, of course, it is practically having a common purse to dip into.

42,679. In London it has worked very well because there have been certain powers of control which the Local Government Board have exercised?—I do not think that the powers of control which the Local Government Board have got in the case of the Metropolitan Common Poor Fund have enabled them to keep down the expenditure. I am not suggesting that it should be kept down. The expenditure on the Metropolitan Common Poor Fund has enormously increased, but the money has been well spent, I have no doubt, in infirmaries for the poor, and in improved indoor accommodation. I do not think there is the smallest doubt that the effect of the Metropolitan Common Poor Fund has been not only to increase the efficiency but also the expenditure.

42,680. I do not know whether you would care to answer this question, as it does not come immediately under your notice; but is it not the fact that the poverty of many of the unions in England is a serious obstacle at this moment in the way of the improved accommodation which is urgently required?—I should think it is exceedingly likely, but I cannot say of my own knowledge that it is the fact.

42,681. It has not come before you?—No.

Nationalisation of the poor rate.

42,682. I do not propose to ask you any questions about the nationalisation of the poor rate, because that is a very large question, to which your paper is a very valuable contribution, which I would not attempt to go into now; but having regard to the extension of the area over which the poor rate is distributed, and the diminution of the responsibility of the authority distributing the poor relief, and applying to those two questions your memorandum, it would appear that a general objection is offered to any alteration by Parliament of the system under which those who pay the rates are responsible for their distribution; am I right in so describing the effect of this memorandum of yours?—All I think that that memorandum on making the relief of the poor a national charge does is this: it goes to point out that if you agree to pay the whole cost of the relief of the poor in any case out of Imperial funds, the whole cost of the relief will increase to a very alarming extent, and with very mischievous results. I am not suggesting that if you give, as is done in London by the Equalisation of Rates Act, and as is done by the Local Government Act in the grants to county councils—an endowment which does not increase in proportion to the expenditure, any such proposal as that is open to anything like the same objection. But to make any proposal to the effect that the more the local authorities spend on the Poor Law

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relief the more they shall have, is, I think, to admit a very dangerous principle. I do not say that poor unions should not receive relief from richer ones, either by an Equalisation of Rates Bill or by any other system that may be devised, provided that the relief is not given in such a way that the more they spend the more they shall have.

42,683. This memorandum contains certain opinions on the subject; for instance, there is an extract from the Poor Law Commissioners' Report of 1834, and there is also a very valuable quotation from Sir George Cornewall Lewis—a statesman, for whose opinion on these questions of course we have all got the most profound respect; but were not those opinions of the Commissioners and of Sir George Cornewall Lewis delivered at a time when it was correct to describe the people who administered relief as those who also paid the rates out of which that relief was administered?—Yes.

42,684. Would that apply with equal force at the present time, when the electorate has been enormously extended, and when the incidence of the rate, whatever its ultimate effect may be, is not immediately upon those with whom rests the decision as to what the administration shall be?—I think there is a wholesome dread in most districts of the rates going up, and always has been, although the rates have been administered to a great extent by those who do not bear the main burden of them. I hope that feeling will continue.

Effect of an extension of the Poor Law areas.

42,685. We are getting on rather a dangerous subject now, and I must sheer off it. Would you go so far as to express a qualified approval of an application to the rest of the country possibly in some modified form, of the principle which has now been adopted in London ever since the Metropolitan Common Poor Fund was established, and which has now been confirmed in London by the application of a somewhat similar principle to the sanitary rate?—I think that enlarging the area over which the expenditure can be thrown, so long as due control of that expenditure is exercised, and no incentive is given to increase that expenditure, greatly minimises the hardships of rating.

42,686. Would you only approve of an extension of Poor Law areas provided that there were some statutory limitation as to the expenditure?—I am afraid I do not know enough practically of Poor Law administration to be able to speak upon that matter. My experience has not lain in that direction. I think it is perfectly clear that the size of some of the unions in England is very much smaller than would be now recognised as desirable if the unions were being formed for the first time.

Rate in the £ and rate per acre.

42,687. There was one question I wished to ask you with regard to some of the figures you quoted; you quoted the incidence of the rates in two different forms, namely, the rate in the pound, and also the amount of the rate per acre. Do you think that a statement of the amount of the rate per acre is altogether a fair way of describing the incidence of rates in an agricultural district?—I think in considering the extent of the burden you must also take into account the rent per acre.

42,688. And do you not want to go even a little further than that, and differentiate between the land which is actually let and the land which is merely occupied at practically no rent; you take the amount of the rates and the number of acres, and then you arrive at the number of shillings that are to be attributed to each acre; but in a great number of the poorest agricultural districts, which are the most affected by this question of local taxation at the present moment, would it not be fair to say that if you took the land which is absolutely rent-producing now, and excluded that for which no allowance for rent is made by the occupying tenant or the owner, that the rate per acre would be largely increased? Take a union, for instance, like the Amesbury union, which was the one to which particular reference has been made; do you not think, from the information you have received, either here on this Commission or in the Local Government Board, that if we were to deduct out of that union the acres which are occupied nominally, but for which practically no rent is being paid, that would make a considerable addition to the amount of the rates per acre over the land which is actually in cultivation?—Certainly, to the extent of any land which is not occupied, and is not paying rates, the rate per acre must be increased. This is a rate per acre reckoning in every acre in the union, and not only reckoning in the acreage of the agricultural lands, but also (we are compelled to do it in the rough estimate) reckoning in the acreage of the buildings and the railways; everything is reckoned in there.

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42,689. Everything?—Everything, except water; we have left the water out.

42,690. That is taking the best aspect of the district that you can?—I think these tables were made out rather for the purpose of comparing the rate per acre at one period with that of another. I think it is quite possible in such a union as Amesbury, that there were more acres unlet and were not producing rent in 1893, than there were in 1868.

Effect of rating land at 75 per cent. reduction.

42,691. I should like to put one question with regard to a question or two asked you by the chairman about the differential form of rating as between agricultural and other lands in urban districts. He asked you whether it was not the fact that rural land in an urban district is rated upon only one-fourth of its value according to its poor law assessment for the general district rate?—Yes, and it is also rated at the same value for the special sanitary expenses in rural districts.

42,692. Is that a principle which you think might be extended a little further with regard to local taxation in the country?—If further relief is to be given to lands that has always struck me as a very much more feasible way of doing it than by attempting to levy a local income tax. That, you will see, was the opinion of Sir George Cornewall Lewis, which I have set out in one of these memoranda.

42,693. That practically is following out the old principle that the area of taxation shall follow the area of value, is it not—that where the benefit is conferred there there shall be, so far as you can fix it, a proportionate payment?—Yes. I think that as regards some rates, land does get its equivalent from the local expenditure.

42,694. Perhaps you did not quite understand my question. What I meant was that the principle of rating land at a 75 per cent. reduction was practically an adoption of the principle that according to the amount you get out of taxation so you shall contribute?—Yes, that is so.

42,695. Would you think it would be possible to apply the same principle in any way to the poor rate?—It would be possible to do it, if it were thought desirable.

42,696. I ought to have said desirable, not possible? It would be possible, of course; do you think it would have the result of, in any way, lightening the burden upon those who are at the present time least able to bear it?—It would undoubtedly lighten the burden on agricultural land to some extent in every district. In many districts it would lighten it very considerably.

42,697. Do you think it would be a fair change to make in the law of rating?—I think it is very desirable that we should have Scotch evidence upon that subject. So far as the Scotch evidence has yet gone, it appears to be recognised as a fair and proper thing in Scotland. But we have only had one witness upon it at present, and I certainly think it is a subject which should be further pursued, and on which we should have further evidence. I am rather afraid to speak confidently about it at the present time. Of course, as you know, there is the question—which I have been most careful to avoid in my evidence, because it is a contentious question and one on which a great deal is to be said on both sides—as regards hereditary burdens. The poor rate is an old rate. I do not want it to be thought that I have got any strong opinion against doing what you have suggested. But there is a great deal to be said on both sides about it, and I should like to hear the Scotch evidence before expressing any confident opinion.

Rating of personalty.

42,698. With regard to this excellent memorandum upon the rating of personalty you seem to confine your criticisms to the inevitable necessity, as I think you regarded it, of taxing the stock-in-trade either of the tradesman or of the farmer. Mr. Everett asked you a question which covered the ground, I think, as fully as we could desire it to be covered with regard to the farmer's position; and I only repeat it in order to emphasise the fact. Is it not the case that in assessing a farmer upon his rent you assess him upon what you estimate to be the actual value to him for all purposes of the land which he covers either with implements or with cattle, or with labour—it is the outside value to him; it is considered that the landowner gets the best

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rent he can, and that the tenant pays the rent which he believes his means would enable him to pay if he embarks a certain amount of capital in the land. Surely no tenant would contemplate paying the rent which he now offers unless he also contemplated putting into the land capital which would enable him to pay rent; therefore surely the rent is the estimated value of everything the tenant puts into the land in the shape of capital, or labour, or skill, or personal industry at the present moment, and, therefore, he is at this moment rated upon everything that he contributes towards making the land productive?—I hope it is not thought that I suggested that the stock-in trade of a farmer should be rated. I do not think that all personalty should be rated locally. I think that if you want to rate some kinds of personalty you ought to rate them centrally; you might distribute the money afterwards. I mentioned stock-in-trade, because as a result of all those decided cases in England stock-in-trade practically became the most important residuum of personalty which the courts held could be rated; and then I said that I thought the capital of a farmer stood in very much the same position as the capital of a tradesman, or of a manufacturer.

42,699. Is this not a case which is frequently put; so long as turnpikes existed the man who used a road with his carriage paid for the use of it in the shape of the toll?—Yes.

42,700. The tolls are now abolished, and those roads are maintained out of contributions from the Imperial Exchequer, plus the rates?—Yes.

42,701. The man who previously drove in his carriage and paid his toll at the gate, may now live in a house rated at a comparatively speaking small sum, and not pay a contribution equal to that of the farmer in the same parish who never has used anything but a gig which is essential to him for his farming operations, and which really forms part of his stock-in-trade; therefore, is it not the fact that the farmer is at this very moment for the purpose of the maintenance of the road rated upon his stock-in-trade, whereas the man with an income drawn from other sources escapes any contribution whatsoever, except in so far as he contributes to the contributions which are given by grants in aid?—That would depend to some extent upon what his property consists of. If it consists of railway property or of waterworks shares, and gasworks shares, or anything of that kind, he is paying rates somewhere else on his income.

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42,702. He is paying no more rates now than he did before. Does it help the ratepayer in highway district A., whose roads have to be maintained for the benefit of somebody else, that that somebody else is paying rates in highway district B.? It may be the law of equity, but it will not help the unfortunate individual who has to maintain the roads for somebody else to drive over?—Unless they have got somebody else who is living outside their district and paying towards their rates.

42,703. Surely if the carriage folk, as they are called, paid a toll which they no longer pay, somebody else has to find the money?—I think the wheel and van tax was a very desirable tax; but unfortunately Parliament would not pass it.

42,704. Would you go so far as to say, because it would be a very valuable contribution to our information on the subject if you would, that in your opinion there ought to be some contribution in respect of that form of local expenditure towards which people used at one time locally to contribute, but towards which they make no local contribution now?—I am not prepared to say that there ought not to be greater contributions from personalty if they could be conveniently got, than there are at present; but you cannot have local government without local taxation, and there are many kinds of personalty which you cannot locally rate. The great difficulty is that you cannot say where the money is situated. If a man owns property in several districts it is impossible to say which district should get the benefit of the rating of his personalty.

Parish councils.

42,705. In all your estimates with regard to rates, their increase, and their rise and fall, you have made no allowance, I imagine, for the possible increase of rates resulting from the new local authorities recently created?—No. We have not got the expenditure of the parish councils yet, and we cannot possibly say what they will spend.

Adjourned to to-morrow at 12 o'clock.

(*For Mr. Dalton's further evidence see page* 412.)

Eighty-first Day.

Friday, 15th March 1895.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Captain Owen Thomas.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., } *Assistant*
Alan Mackinnon, Esq., } *Secretaries.*

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Mr. Thomas Henry Elliott re-called and further examined.

(*For previous Evidence see pages* 100, 140, *and* 191.)

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Drainage and improvement of land.

42,706. (*Chairman.*) You are here to-day to give an account of that portion of the functions of your department which has relation to the drainage and improvement of land and the advance of loans to landowners for that purpose?—Yes.

42,707. You hand in a memorandum summarising the various enactments bearing upon the subject?—Yes. (*See Appendix A. XXVII.*)

Public Money Drainage Acts.

42,708. These Acts commence with the year 1846?—Yes; in 1846 the Public Money Drainage Act was passed, by which the Treasury were empowered to make advances not exceeding 2,000,000*l.* for Great Britain and 1,000,000*l.* for Ireland for the promotion of the improvement of land by drainage.

42,709. Do you know the motive for that Act; was it in consequence of the adoption of Free Trade and

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the idea that it would assist landowners at the commencement of Free Trade?—I do not know whether that was the case, but there was a general impression at that time that the productiveness of English land might be very materially increased by the extension of drainage, and that fact is stated in the preamble to the Bill.

42,710. The preamble says: "Whereas the productiveness and value of much of the land in Great "Britain and Ireland are capable of being greatly "increased by drainage, and the extension of the "operation of drainage is calculated to promote the "employment and effectiveness of agricultural labour, "and tends also to prevent disease and to improve "the general health of the community"; then 2,000,000*l.* were set apart for lands in Great Britain and 1,000,000*l.* for Ireland?—Yes.

42,711. Was that specially confined to drainage on that occasion?—That Act was specially confined to drainage.

42,712. Then the repayment of that was by a rentcharge of 6*l.* 10*s.* spread over a period of 22 years?—Yes, those were the terms of repayment.

42,713. And took precedence, I presume, of all other charges upon the land?—Yes, with the exception of tithe rentcharge, or any quit rent or chief rent incident to tenure.

42,714. But it took precedence of all mortgages and all other charges?—Yes, it took precedence of mortgages and the ordinary charges upon land.

42,715. Was there any limit as to the amount which could be loaned to any single landowner?—Yes, I think the original limit was 10,000*l.*, but it was subsequently reduced by the Act of 1850 to 5,000*l.*

42,716. Then in 1850 another appropriation was made of 2,000,000*l.* to Great Britain, and 200,000*l.* to Ireland?—Yes.

42,717. Under those two Acts 2,116,510*l.* was advanced in England and 1,874,367*l.* in Scotland?—That is so.

42,718. Scotland therefore appears to have availed herself more of the opportunity offered than England did?—Yes, in proportion to the area of the land in the country.

42,719. In 1851 apparently a portion of the fund was diverted to another purpose?—Yes, from the original purpose of draining.

42,720. What was it given to?—The preamble of the Bill stated that great distress prevailed in certain parts of the Highlands and islands of Scotland which would be most effectually relieved by affording facilities for the voluntary emigration of a portion of the population of those districts; and it was considered expedient that owners should be able to defray the cost of emigration. I do not know whether any sums were actually advanced under that provision.

42,721. Then were the terms the same in the Act of 1850 as in the previous one?—Substantially. There were some slight extensions of the works for which moneys might be advanced, but the terms were substantially the same.

42,722. Then of the amounts lent under those two Acts almost the whole has been by this time repaid?—Yes, with the exception of two small sums of between 4,000*l.* and 5,000*l.* in the two countries.

42,723. Are those sums irrecoverable or are they still due?—They are not yet due, and I think there is no doubt that they will be recovered. The outstanding balances are being reduced at the rate of about 1,500*l.* a year; so that in about three years the whole transaction will be closed.

42,724. These works were all executed, I suppose, under the supervision of your Department?—Under the supervision of the Inclosure Commissioners, now the Board of Agriculture.

Improvement of Land Act.

42,725. Then in 1864 another Act appears to have been passed?—Yes. That is the Improvement of Land Act, under which a great many operations still continue to take place.

42,726. Does this contemplate loans from the State, or is it for the purpose of facilitating loan companies advancing money?—It is for the purpose of facilitating the employment of private monies provided either by the incorporated companies working under special Acts of Parliament, or by private individuals.

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42,727. Giving the same kind of facilities, the same priority to charges of this kind as had been given by those two previous Acts?—Yes.

42,728. But contemplating money being provided from other sources than the State?—That is so.

42,729. The improvements under that Act, I believe, included the drainage of land, the irrigation of land, the embanking of land, the enclosing of land, reclamation, making of permanent farm roads, clearing of land, the erection of labourers' cottages, farmhouses, and other buildings, planting for shelter, the constructing or erecting of engine-houses and so forth, the construction of jetties and landing places where there are rivers, and the execution of all such works as in the judgment of the Commissioners may be necessary; but I think the planting was confined to planting for shelter, not general planting?—Under the Act of 1864 planting was required to be for shelter only.

42,730. Not general planting?—Not general planting.

Settled Land Act.

42,731. Has there been any extension of that by a later Act?—Yes. That limitation as regards planting was removed by the Settled Land Act of 1882, which enacted a new schedule of improvements which could be made first charges under the Improvement of Land Act of 1864.

Limited Owners' Residence Acts.

42,732. Then there is the Limited Owners' Residence Acts of 1870 and 1871?—They were designed to enlarge the scope of the previous Acts, and to enable charges to be made for the building, or improvement, or enlargement of mansion houses.

42,733. Then come the Settled Land Acts of 1882 and 1890?—Yes.

Settled Land Act.

42,734. Have those extended the improvements and given a fresh term of years of repayment?—No, the term of years for repayment was not altered, but under the Acts referred to the works on which trust moneys may be expended, are wider and more numerous than those contained in the Improvement of Land Act, the enumeration of which was extended so as to comprise all improvements contained in the Settled Land Acts.

42,735. The Settled Land Acts enable the settlement money to be expended for this purpose?—Yes, they enabled what lawyers call, I believe, the land money to be expended for those purposes.

42,736. The same Acts enable the sale of only settled land and the expenditure of the proceeds upon improvements?—Yes, that is so.

42,737. (*Mr. Little.*) Without any condition as to repayment of the principal?—Without any condition as to repayment of principal in that case.

42,738. (*Chairman.*) There was no term of repayment?—There was no term of repayment in that case; the money might be expended.

42,739. Upon all these works?—Upon all those works, the object being to prevent encumbrances upon estates. That may be said to be one of the main objects of the Settled Land Act.

42,740. (*Mr. Clay.*) That Settled Land Act did not apply to Scotland?—It did not apply to Scotland, nor did the Limited Owners' Residences Act.

42,741. (*Chairman.*) I presume it was all subject to the inspection of the Agricultural Department. Did the Settled Land Acts of 1882 and 1890 provide that these improvements should be only undertaken with the consent of your department?—No; the Board may be called upon to perform certain duties as regards the approving of surveyors nominated by trustees, and certifying as to the reporting the expenditure of capital monies, but they do not necessarily control the expenditure of monies on these improvements.

42,742. Then what is the security under those Acts that the money is expended upon works which are beneficial to the estate?—The trustees can see that the capital money is expended properly, and they can certify that the works have been properly executed,

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and that the surveyor by whom the works are inspected is a competent person.

42,743. But there is no obligation on their part to come to your department?—There is no absolute control by any Government Department over operations under the Settled Land Act any more than in the case of a single individual.

42,744. Have they in fact in practice come to you?—Yes; especially for the approval of surveyors.

42,745. (*Mr. Little.*) Have they to submit a scheme to you for approval beforehand?—In applications for the approval of surveyors they describe the nature of the works and the estimated outlay, but they do not submit plans and specifications.

42,746. Do they not submit an outline scheme with the name of the surveyor who is to certify?—They do so in cases in which they wish us to certify that the works or operations have been properly executed.

42,747. I thought a scheme was always submitted?—Our requirements vary according to whether a surveyor is to be approved or the works are to be certified.

42,748. Have you not always to approve the surveyor?—I think not always, but we do approve of surveyors in a very large number of cases.

42,749. (*Chairman.*) The certificate of the surveyor is necessary under the Act?—For the protection of the trustees.

Improvement Act, 1864.

42,750. Then under the Improvement Act of 1864 the term of years over which repayment could be made was somewhat extended?—Yes, the term of years under the Improvement Act of 1864 was extended from 22 years, which it was under the Public Money Acts, to 25 years.

42,751. Several of these companies which advanced money for the purpose of improvements have been incorporated and have obtained private Acts, I believe, enabling them to lend money and to get priority of other charges with somewhat different terms?—Yes, there are four companies. The maximum term of years in the case of three of them is 25 years; and in the fourth case the term is 31 years.

Expenditure under Drainage and Improvement Acts.

42,752. Now what have been the financial results of these later Acts?—Perhaps in the first place I may put in a statement, showing the statutes now in force under which charges can be made on land for agricultural and other improvements, and the Companies Acts under which money is or may be advanced (*handing in statement, see Appendix A. XXVIII.*). With regard to the expenditure which has been charged on estates for different descriptions of improvements under the several Drainage and Improvement Acts, I may put in a table showing the expenditure for each year from 1873 to 1894 under each of the principal heads of improvements and drainage (*handing in table, see Appendix A. XXIX.*).

42,753. Would you state the effect of it?—During the years from 1873 to 1894 about a million and a half has been expended on drainage. The highest figure on drainage was 152,000*l.* in 1882; the lowest figure was 8,500*l.* in 1893. In 1894 the amount rose to 17,600*l.* Then as regards farm buildings, the total expenditure during the period I have mentioned has been 2,827,000*l.* The highest figure in any one year was 209,000*l.* in 1878, and the lowest figure 49,100*l.* in 1891; last year the figure was 71,000*l.* Then with regard to labourers' cottages, the total expenditure charged during the period was 725,000*l.* The highest amount charged in any one year was 68,300*l.* in 1876; the lowest amount charged was 8,300*l.* in 1890. The amount in 1894 was 17,700*l.* On embanking, the expenditure is comparatively small—50,600*l.* in the whole period. For roads 84,700*l.* was charged, the amount charged last year being very small indeed, 330*l.* Under the head of reclamation, the amount charged was also small —14,600*l.* during the whole period; for clearing, 15,500*l.* in the whole period; for planting, 48,620*l.* in the whole period. That item fluctuates very much, the largest sum in any one year being 8,688*l.* in 1885; in 1889 the expenditure was only 155*l.*; and last year 483*l.* I may say that the total figures for the last six or seven years are in every case very small, and very much under the average of the preceding years in the period.

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42,754. (*Mr. Giffen.*) What was the total expenditure in the whole period for all purposes?—Rather over 6,000,000*l.*, I think.

42,755. Then in the last five or six years the expenditure on every item has been less than in the period before?—Yes, I think that may be said quite broadly; there may be one or two exceptions.

42,756. (*Mr. Dalton.*) It would be so in the aggregate?—It would be so undoubtedly in the aggregate.

42,757. (*Chairman.*) It has been dwindling, in fact, since 1882, which appears to have been the year in which the largest amount was expended?—Yes. Looking at the figures broadly, I think that may be said.

42,758. It gradually fell off, and since 1886 it has been rapidly falling off?—Yes, but I should qualify that by saying that last year the amount was 151,000*l.* in excess of either of the three years, 1891, 1892, or 1893; but still, comparing the figure for 1894 with the years prior to 1891, it is very small, and the lowest on record, I think.

Expenditure on mansion houses.

42,759. (*Mr. Dalton.*) There is a very large expenditure on mansion houses in 1890; is there any explanation of that 77,000*l.*?—No, these amounts fluctuate; it is extremely difficult to say why the fluctuation takes place. One can only say that a landowner takes it into his head in a particular year to come to us for sanction to a particular charge.

42,760. But as a general rule of late years the mansion house figures seem to have been the only ones that have increased as compared with the preceding years?—Yes, I had noticed the fact to which the Commissioner refers, and I had wondered myself whether it meant that new people were taking old estates and spending, perhaps, money acquired commercially in the improvement of mansion houses. I think that cause may have operated to some extent.

42,761. (*Chairman.*) Of course, the expenditure of money on enclosures has fallen off in consequence of the almost complete cessation of enclosure; is that closening under the Enclosure Acts?—No, that is not closening under the Enclosure Acts, I should suppose; it would merely mean the construction of stone walls and work of that kind.

42,762. Do you know what the reason for the gradual falling off in this business has been?—I think the main reason has undoubtedly been the smaller amount of profit derivable from the improvements, and the increasing inability of landowners to further reduce their incomes by charging their estates for works of improvement. It has also been suggested that the operation of the Settled Land Acts has withdrawn from our cognisance moneys which would otherwise have come under our notice under the Improvement of Land Acts; but we think the reasons to which I have referred are probably the true reasons for the great falling off. Of course, to some extent, there is also less room for improvement; as drainage is effected there is less necessity for drainage; but still, I think, as far as I can ascertain, that a very considerable room for expenditure on some of these improvements, especially on such matters as labourers' cottages still remains.

42,763. This table does not include any expenditure under the Settled Land Act, does it?—It does not include any expenditure under the Settled Land Act.

42,764. This is only expenditure under the Land Improvement Acts?—That is so.

42,765. Which is specially certified by your inspectors?—Yes.

Loans for planting under Settled Land Act.

42,766. (*Mr. Little.*) Can these companies lend money for planting except for shelter?—Yes; in England the limitation as to shelter was removed by the Settled Land Act.

42,767. That is what I mean?—The limitation as to shelter in Scotland, was removed by a short Act which the present Board passed in the session of 1893.

42,768. (*Chairman.*) In point of fact the operations in that direction have been extremely small?—The operations in that direction have been extremely small. At the same time I may point out that it is not to be supposed that this table represents the whole expenditure on improvements of agricultural property. That, of course, is understood.

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42,769. Of course they spend their own private means?—Yes.

Expenditure on settled estates.

42,770. This is only an expenditure on settled estates where, in order to charge the estate, they have to come to you?—That is so, only not necessarily on settled estates, but on any estate on which money is to be borrowed and a permanent charge is to be made, having priority to existing charges.

42,771. So that in the case of a mortgaged estate which is held in fee by the owner, the owner might equally come under these Acts in order to get priority over the mortgage?—Quite so.

42,772. Then you have no data as to the extent to which the Settled Land Acts have been used for the purpose of improvements of this kind?—I will make inquiry on the point, but except as I have mentioned, it was not until 1886–7, that is four or five years after the passing of the Settled Land Act, that any substantial falling off in the amounts charged under the Act of 1864 was shown.*

42,773. I rather gathered that that has not been one of the main causes of the falling off?—That would be so; on the other hand it may of course be that the powers of trustees under the Settled Land Act were not fully known for some years; but I apprehend that there can be no doubt that the work of improvement has fallen off, owing to the inability of landlords to find money without a reduction of income which they could not afford.

42,774. (*Mr. Little.*) Still, whatever has been spent under the Settled Land Act would probably have been borrowed under these other Acts?—No doubt.

Charges of land improvement companies.

42,775. (*Chairman.*) What is the general charge which these companies make for advancing money to be repaid in 25 years?—I have had a table prepared for the information of the Commissioners giving particulars of each of the charges created on land under the different Acts during the year 1894. [*See* Appendix A. XXX.] I find that there were 199 of such cases, and I have classified them according to the rate of interest and the term of repayment. Out of these 199 cases there were at the rate of five per cent. five loans for terms of 31 years.

42,776. (*Mr. Little.*) Is that simple interest?—Five per cent. is the simple interest. Of course the resulting rentcharge is higher than that, because it includes the repayment of principal.

42,777. (*Mr. Giffen.*) What is the amount of the loans?—I have not summarised the amount of the loans. I only have them in detail.

42,778. (*Chairman.*) Do you know what the charge for 31 years would come to in that case at 5 per cent.?—Yes, the charge would be 6*l.* 7*s.* 7*d.* Then at the rate of 4½ per cent. there were 22 loans for 25 years, one loan for 22 years, two loans for 20 years, and one loan for 12 years.

42,779. What would the charge at 4½ per cent. for 25 years work out to?—The charge would be 6*l.* 14*s.* 1*d.*

42,780. Then the additional six years makes an important difference?—Yes.

42,781. Even though the additional rate of 5 per cent. is charged?—That is so.

42,782. Then if money could be lent by the State at 3 per cent. or under, that would be a very important reduction?—Yes. I shall be glad later on to give some details of the comparative cost. At 4⅜ per cent. there were 21 loans for 25 years; at 4¼ per cent. (a very common rate of interest) there were 57 loans for 25 years, one loan for 14 years, and one loan for seven years. Then at 4⅛ per cent. there was one loan for 25 years; at 4 per cent. (also a very common rate of interest) there were eight loans for 31 years, 63 loans for 25 years, one loan for 24 years, and one loan for 20 years. Then at 3¾ per cent. there was one loan for 31 years, and one loan for 25 years. At 3¾ per cent. there were six loans for 25 years; at 3½ per cent. there were four loans for 25 years; and at 3 per cent. there were two loans for 25 years.

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42,783. Will these companies lend at those lower rates of interest?—These are not all companies cases. There are cases in which the landowners have borrowed money from private sources. I think the most common rate at which the companies lend is 4 or 4½ per cent.; but the companies have made many loans at lower rates of interest than that. Of course a great deal depends upon the amount of the loan.

42,784. (*Mr. Little.*) They are competing companies?—There are four competing companies.

42,785. It is presumed that they lend at the price of the market, is it not?—No doubt they get as much as they can for their loans.

42,786. (*Captain Owen Thomas.*) Do you know of any cases in which the borrowers have failed to repay the money?—No, I do not. We have no record of the history of these charges after they are made. We sanction the charge and we know nothing officially after the charge has been made.

42,787. (*Mr. Little.*) They have had to foreclose in some cases and to sell the land, have they not?—I believe the experience of the Public Money Drainage Act, which was exceptionally good from a financial point of view, is not altogether inapplicable to the loans of private moneys. There may have been cases, probably there have been cases, of default, but these charges are accepted as very good security by those into whose hands they come.

42,788. (*Chairman.*) If there are four companies competing together for this work, the competition does not appear to result in very much business?—The competition of four companies is not, I should say, a very serious competition.

43,789. They divide the work between them and they do not appear to realise very much by it—the amount of work is very small?—Yes, I think that is so.

42,790. (*Mr. Giffen.*) I suppose the companies have other business—it is not their exclusive business?—I do not know that they have.

42,791. (*Mr. Dalton.*) Do you know what dividends they declare?—No, I do not.

Expenditure on improvements since 1847.

42,792. (*Chairman.*) Now look at your Table II. (*See* Appendix A. XXXI.) The aggregate of expenditure upon improvements from the commencement of the Public Money Drainage Acts in 1847, and under the Improvement Companies Acts, is considerable?—Yes; about 16½ millions of money.

42,793. Of which about 9 millions was drainage, and 4,700,000*l.* farm buildings, a million labourers' cottages, 430,000*l.* fencing, and so on; planting is represented, by the small sum of 93,000*l.*?—Yes.

42,794. Mansion houses by 566,000*l.*?—Yes.

42,795. Then apparently the great bulk of this was expended before the year 1873?—The great bulk was expended before that year.

42,796. The totals in 1873, judging from the previous table are comparatively small?—Yes.

42,797. It is not much more than 5 millions?—It is between 5 and 6 millions.

42,798. Of late you have had very few applications, I presume, for planting?—We have had very few applications for planting. Last year the expenditure sanctioned was only 483*l.*

Expenditure for planting.

42,799. I suppose the difficulty of making charges for planting is this: that for some years the owner would have to pay the charge without receiving any return for it?—Yes, that would be so.

42,800. Whereas in most of the other works, if they are beneficial to the estate, his income might be improved immediately to the amount of the charge. For instance, in the case of drainage I presume the owner would charge his tenant with an increase of rent equal to the charge which he has to pay?—He would either obtain an enhanced rent from his tenant, or, what comes to practically the same thing, he would be able

* Mr. Elliott subsequently wrote—

"I enclose a return, from which it appears that the estimated outlays on works included in applications, submitted to the Board of Agriculture for their approval of surveyors nominated by trustees, and the actual outlays, where certified by the Board under the Settled Land Acts 1882 to 1890, amounted in the aggregate to, 203,501*l.* in 1893, and to 201,121*l.* in 1894."

Settled Land Acts, 1882 *to* 1890.

RETURN of estimated outlays on Works included in Applications submitted to the Board of Agriculture for their approval of Surveyors, nominated by Trustees, and actual outlays certified by the Board, under the Acts during the years 1893 and 1894.

1893.	£	s.	d.
Estimated outlays	200,706	19	5
Outlays certified	2,883	13	2
	203,590	12	7

1894.	£	s.	d.
Estimated outlays	200,321	4	8
Outlays certified	800	0	0
	201,121	4	8

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to maintain his rent. A great deal of recent expenditure has been incurred in order to maintain rents rather than to obtain enhanced rents.

42,801. In order to avoid a reduction?—In order to avoid a reduction of rent.

42,802. That is equivalent to an increase of rent for that expenditure?—Yes, I should say so.

42,803. In the case of planting, the land is generally in hand, and there is no return to the owner for some years?—No, the return is much longer deferred—much more remote.

42,804. (*Mr. Whitehead.*) Does "planting" include the planting of fruit trees?—Yes.

Expediency and financial results of planting.

42,805. (*Chairman.*) Have you any experience in your department as to the expediency of planting—whether where it has been undertaken it has been beneficial; have you any return that has been made, or no?—I may say that a good deal of difference of opinion exists on that subject, but one view that has been presented to us by a competent authority is that in the case of planting, the amenities of the estate, are very much increased—that planting has a value apart from what one may call the actual produce of the timber, and that a well-timbered estate commands a higher price in the market, quite equivalent to the expenditure on the planting. That, probably, is in the experience of the Commissioners.

42,806. Have you any experience as to the financial results of planting apart from the increased value given to the estate?—No, I can hardly say that we have any experience which I should like to place before the Commission as to the results of planting. As I mentioned before, we never obtain information, nor can we well do so, from landowners who plant, as to the actual commercial results of the operation. That would be a matter upon which it would be better that the Commission should examine some expert in actual estate management.

Planting on Lord de Samaurez' estate.

42,807. There was a gentleman who was prepared to come and give evidence here, who acted as agent to Lord de Samaurez, who had obtained the sanction of your Board for charging his estate for planting about 400 or 500 acres, I think, of land. Unfortunately this gentleman has been unable through illness to come before us, I thought perhaps you might have some knowledge as to the result of that operation?—No, not knowledge which I should, I think, be justified in putting before the Commissioners. That would be a matter, on which it would be better that an estate agent—someone who has actually carried out work of the kind—should give evidence. A good deal of difference of opinion exists on the subject.

42,808. This gentleman told me that he had originally considerable difficulty in inducing your Board to sanction the advance, but that finally Sir James Caird had gone very carefully into it, and had been convinced that it would be beneficial, and that he had consequently sanctioned the expenditure, and that the result had turned out to be satisfactory?—Yes, I can understand that that would be the case, and I should suppose it would be the case in respect to the majority of the charges which we have sanctioned. Our view would be that every possible facility should be given to landowners for the purpose of obtaining loans for improvements and work of this kind, but of course it is very necessary for us in all these cases to emphasize the fact that the responsibility rests with the landowners themselves. It is one thing to give facilities and another thing to take the responsibility of recommending that those facilities should be taken advantage of in particular instances.

42,809. Yes, but of course you have to sanction the giving priority over other charges?—We have to sanction the giving of that priority, and that, of course, is the duty which we perform in each specific case which comes before us, on the report of an inspector as to the particular property to be planted, and the particular description of planting.

Mortgagees and expenditure on improvements.

42,810. (*Mr. Giffen.*) Do you give an opportunity to the people whose rights are postponed to argue the matter before you if they take a different view?—I am not quite sure. So far as I know mortgagees do not object to these improvements; at any rate no complaints on the subject have been brought under my notice.

42,811. (*Chairman.*) Notices, I suppose, are given to the mortgagees that charges are going to be made taking priority over their charges?—I am not quite sure whether that is the case.

42,812. Is that not so?—I do not think so.

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42,813. In practice you do not find that it leads to any difficulty?—No, I have never seen any protest from mortgagees with regard to these charges.

Advantages of State loans as compared with those of private companies.

42,814. On the supposition that the loans might be made by the Government instead of through those companies, would you compare what the relative advantages would be?—The matter seems to me to be one which may be considered from three points of view. First of all, that of the rate of interest; secondly, the period over which repayment should extend; and thirdly, the expenses attendant on the loan. With regard to the rate of interest it will be seen from a statement which I have put in that the rate of interest charged by the companies is in a large number of cases either 4½ per cent. or 4 per cent. At the former rate of interest the rentcharge payable half-yearly—say for 25 years—is 6*l.* 10*s.* 8*d.*; and at 4 per cent. 6*l.* 7*s.* 4*d.* per cent.; at 3¾ per cent. the rentcharge would be 6*l.* 4*s.* per cent.; at 3½ per cent. it would be 6*l.* 0*s.* 9*d.* per cent.; at 3¼ per cent. 5*l.* 17*s.* 6*d.* per cent.; and at 3 per cent. 5*l.* 14*s.* 4*d.* per cent. If, therefore, the rate of interest were reduced from 4 to 3 per cent. the reduction of the rentcharge would not be more than 13*s.* per cent.; but I do not think it probable that so low a rate as 3 per cent. would be accepted for Government loans, having regard to the rates charged for advances for other purposes.

42,815. I suppose the smallness of the difference arises from this; that an accumulation of the money for the purposes of repaying the loan at the end of the term, at the lower rate of interest bulks for more than the interest itself?—Yes, that is so. I may mention that I have made some inquiry as to the rates of interest charged by the Public Works Loan Commissioners for Government loans. The lowest rate charged to local authorities who desire to borrow for allotments and sanitary purposes is 3½ per cent., and for small holdings and working-class dwellings, 3¼ per cent., for terms not exceeding 35 and 20 years respectively.

42,816. When 2¾ per cent. Consols are very considerably above par there might be some argument in favour of reducing the amount still further, might there not?—I am not sure whether that has been considered by the Public Works Loan Commissioners, but of course the Treasury would insist, and properly so, on a sufficient margin between the amount at which the Government could borrow, and the amount at which the Government would lend. In connexion with several of these purposes, it has been the desire of the Government, I know, to lend money at the cheapest rate possible, and in the case of the housing of the working classes, the rate of interest is 3¼ per cent.

42,817. In what year was that provided?—In 1890:—The rate of interest is 3¼ per cent. not exceeding 20 years; 3¼ per cent. not exceeding 30 years, 3⅜ per cent. not exceeding 40 years; and 3½ per cent. for terms not exceeding 50 years.

42,818. I suppose in that case the increased rate of interest would probably dispose of the whole of the advantage of the longer term on the other side?—I do not think it would.

42,819. Not?—No, I do not think the increase of the rate of interest from 3¼ per cent. to 3½ per cent. would anything like dispose of the advantage of extending the term from 20 to 50 years.

42,820. (*Mr. Giffen.*) Can you tell us the reason why the rate of interest is increased when the term is lengthened?—It is always considered that a long charge is not so secure as a comparatively small charge, because as a matter of fact the position of the lender does not so speedily become secure in the former case, because a smaller amount of capital is repaid during the earlier portion of the term.

42,821. (*Chairman.*) Is it not intended rather to discourage the prolongation of the term; is that not the main object of the increase in the rate of interest?—That may be one object, but to take, for example, the case of a loan for 20 years, after five years the lender is in a very secure position, but if the loan is for 50 years he is in nothing like so secure a position at the end of one-tenth of that period; he has not been repaid so much capital, and he has not got the same margin of capital, in his own hands.

42,822. But of course 50 years is a very long term?—It is.

42,823. You are giving the different terms for 20, 30, 40, and 50 years in the case of the Housing of the Working Classes Act, are you not?—Yes.

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42,824. Could you put in a table showing what the charges would be for those terms at the different rates of interest?—Quite easily; I should be very glad to do that.

TABLE of the annual sums which will pay off 100*l.* with Interest by way of Annuity at the several Rates, and for the several Periods understated, calculated upon the basis of the Payments being made half yearly.

No. of Years.	Rate 3½%.	Rate 3¾%.	Rate 3¾%.	Rate 3¾%.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
20	6 15 3	6 16 10	6 18 4	6 19 10
30	5 3 2	5 4 10	5 6 6	5 8 2
40	4 8 0	4 9 8	4 11 6	4 13 4
50	3 19 4	4 1 2	4 3 1	4 5 0

42,825. (*Mr. Little.*) The Government lends to local authorities in Ireland at 3¼ per cent. for 35 years, does it not?—I have not the Irish tables with me.

42,826. (*Mr. Dalton.*) On the other hand, in the case of the insurance companies, when they lend the money, is it not the fact that they prefer that the rate of interest should be fixed for a long period?—I should have said myself that they prefer to have the charge for a reasonable period; they certainly object to very short periods, and they certainly object to very long periods.

42,827. Where they have had very long charges they insist, do they not, when the local authority desires to pay them off, upon very heavy compensation being paid to them on the ground that the rate of interest is falling, and is likely to fall, and that they prefer to have as long a period as they can for a fixed rate of interest?—Yes, but on the other hand, I think it is the general experience that where the term of years is extended beyond a certain point, a higher rate of interest has to be charged; that certainly is the practice of the Public Works Loans Commissioners.

42,828. (*Mr. Giffen.*) I am not quite satisfied as to this question of security. The reason of the less rate of interest for the short period is, that the loan is repaid earlier, and that there is better security, because, as I understand, all these loans are loans really of the most gilt-edged description, as far as the security is concerned, and not much turns upon the additional security, which you get by the loan being repayable early; there is still an enormous margin whether the loan is repaid early, or late?—There is still a margin, but having regard to the fact that 4 per cent. and 4½ per cent. are obtained by the companies, I do not think it can be said that the security is what is usually known as gilt-edged. 4½ per cent. is a very high rate of interest for a gilt-edged security.

42,829. (*Mr. Dalton.*) There have been no bad debts incurred under these Acts, have there?—That we should not know.

42,830. (*Mr. Little.*) In the case of a loan for drainage extending over 25 years, the improvement may have been entirely exhausted before the loan is paid off?—Yes. The cardinal principle to be observed is that under any circumstances the term must be, and ought to be, completed before the value of the improvement is exhausted, so that the term of years must have some relation to the character of the improvement done.

42,831. (*Mr. Dalton.*) You allow the same term, do you not, for all these improvements—for farm buildings for instance—the term would be the same as for drainage?—Not necessarily. The maximum term under the Act of 1864 is 25 years, but as will be seen from the statement which I made just now to the Commission, it frequently happens that the term allowed is less than 25 years. It depends upon the character the improvement.

42,832. (*Chairman.*) I think you said that one of the companies is enabled to give a term of 30 years?—One of the companies has a maximum of 31 years.

Loans for drainage.

42,833. And all that is subject to your sanction, I suppose; and in the case of drainage you would not sanction the charge for so long a period as 31 years?—I see that there are four cases in which a term of 31 years has been sanctioned for drainage; one case in which it was only 25, and another case in which it was 24 years, which shows that discretion has been used with regard to the particular work in particular cases.

42,834. (*Mr. Little.*) Does the drainage include arterial drainage, or is it all land drainage by pipes?—I have not the particular information before me, but I think it is usually land drainage by pipes.

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42,835. (*Chairman.*) Does your department consider that the value is not exhausted until 30 years afterwards?—I should not like to adopt any general principle, and I should not like to make any general statement. I can only say that we should always endeavour to avoid sanctioning a term of repayment which would extend beyond the term during which the improvement continued of value. I could not possibly lay down a general proposition that we consider a particular term of years desirable in the case of such an improvement as drainage.

42,836. At all events, in four cases you have granted a term as long as 30 years?—In four cases during the year 1894 as long as 31 years.

42,837. (*Mr. Little.*) It would depend very much upon the character of the soil?—Quite so; it would depend upon the particular circumstances present in the particular case.

Security for loans for improvements.

42,838. (*Mr. Giffen.*) You suggest that the security, a charge upon the land, is not gilt-edged on account of the rate of interest being as high as 4 per cent.; but would it not be the case in those cases, for instance, where you give a prior charge to existing mortgages, which would probably be for about one-half or two-thirds the value of the land, that the security is really gilt-edged, and that the difference in repayment would not practically make much difference in the value of the security?—It entirely depends upon the meaning which one attaches to the term "gilt-edged." As I know it, and as probably the Commissioner knows it, it is used with reference to bills of the very first financial houses which are discounted at perhaps 1 or 1½ per cent. One has no hesitation in saying that the security is a very good security, and I should hardly have used the expression "gilt-edged" myself in reference to it.

42,839. "Gilt-edged" is more applied to securities on the Stock Exchange than to loans of money for short terms where the rate of interest is regulated by different considerations?—Yes, I have heard it usually applied to securities of that class.

Term of years for repayment of loans.

42,840. (*Mr. Dalton.*) The security does not take precedence of tithe, I think, does it?—I think not. I should like, if I may, to give to the Commission figures showing how much more important a matter the term of years over which the repayment is to run is, than the rate of interest. I find that at 4 per cent. the annual charge for 25 years is 6*l.* 7*s.* 4*d.* for every 100*l.*, for 30 years it is 5*l.* 15*s.* 1*d.*, for 35 years it is 5*l.* 6*s.* 9*d.*, and for 40 years it is 5*l.* 0*s.* 8*d.*; so that an extension of the term from 25 years to 30 years, is, so far as regards the amount of the annual repayment, about equivalent to a reduction of the rate of interest from 4 per cent. to 3 per cent.

42,841. (*Chairman.*) Would your department be disposed to favour an extension of the present term in the case of buildings generally, roads, and so forth?—Yes, we are disposed to think that some longer term than 25 years might be allowed in the case of buildings generally, roads, railways, canals, docks, markets, and market-places, subject, of course, to the manner in which they are executed.

42,842. (*Mr. Giffen.*) Would that apply to labourers' cottages?—That would apply to buildings generally, including, of course, labourers' cottages. As to land drainage, it is perhaps doubtful whether it would be advisable to extend the time; there are so many contingencies likely to operate to the disadvantage of that class of improvement. Many things have to be taken into account; the work is hidden from view, and defects cannot therefore be detected so readily as in works above ground. In any case great care would have to be exercised by us in extending the term over which charges might run for works generally, so that it should not exceed the time when the work carried out might be considered to be exhausted.

Term of years for repayment of loans for planting.

42,843. (*Chairman.*) Now we will take the case of planting; would you extend the period there?—Planting stands in such an exceptional position that we are disposed to think that some exceptional arrangement might with advantage be devised. It is doubtful whether at the outset a longer term than at present should be allowed. The first 7 or 10 years is, I understand, the critical period of planting. If trees survive beyond the 10 years, then the term might very well be extended considerably beyond 25 years, and I think it is possible that some arrangement might be devised under which the term

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might be originally fixed at 25 years, and then, in the event of a satisfactory inspection by an expert at the end of 7 or 10 years, the term might be prolonged according to the circumstances of the particular case; but having regard to the precarious nature of the improvement during the first period, to the question of disease, and to the question of the survival of the trees, we are rather indisposed to suggest that at the outset a longer term should be given.

42,844. Would it not be almost more important in the case of planting to provide for the postponement of the commencement of the repayment of the principal, because during the first 7 years, as you have already pointed out, a landowner is getting nothing in return for his outlay?—Yes, but, as I understand it, in some cases it may be that at the end of 7 or 10 years the improvement would have disappeared, and practically there would be no value in it. In that case, of course it would have been very desirable indeed that a substantial repayment should have been made during the first 7 or 10 years.

Risks of planting.

42,845. (*Mr. Giffen.*) Does it happen frequently in the case of planting that there is no value at the end of the first 7 or 10 years?—Perhaps that is putting it too broadly, but I understand that during the first 7 or 10 years the improvement may be said to be in considerable danger. If the trees survive the first 7 or 10 years then there is a very substantial improvement, but during the first portion of the period the improvement is a somewhat risky one.

42,846. Have you any idea of the per-centage of cases in which the results turned out badly?—I could not reduce it to per-centages, but I am informed by experts in these matters that in a considerable number of cases the value substantially disappears, and that there is a distinct risk of loss.

42,847. There is no system of insurance against it, is there?—There might be a system of insurance against it; in these days insurance can be effected for almost anything; but whether landowners who planted trees have ever insured the value of the improvement I do not know.

42,848. On a landed estate where planting is going on in different localities on the estate the chances are that a failure would not occur in more than a per-centage of the places where the planting occurred?—Of course on paper that would appear to be so, but on the other hand the disease which has affected so many trees in this country in recent years tends to manifest itself in particular districts—the doctrine of averages might be upset by natural forces.

42,849. (*Mr. Dalton.*) The season would have some effect upon it?—Yes.

42,850. (*Mr. Little.*) It would depend on keeping out the rabbits in some places, would it not?—Yes.

Cost of planting.

42,851. (*Chairman.*) Do you know what, on the average, it would cost to plant, say, 10 acres of land?—No, I do not. That is a matter on which the Commission would be wise to consult an expert.

42,852. Of course there is the expense of trenching and things of that sort?—Yes, I presume that would be so.

Difficulty in extending time for repayment of loans for planting.

42,853. It seems to me that the main difficulty in the way of extending this business is the fact, especially in a time of agricultural depression, that the landowner has to meet the charge in the first seven years, and gets no repayment at the end of the seven years, or after a certain term he may get repayment by thinning the plantation?—Of course we are bound to contemplate an alternative, and that is, that he finds that his labour and money have been thrown away.

42,854. (*Mr. Giffen.*) And he does not get repaid for about 20 years, is that not so?—I should think even longer than that.

42,855. (*Mr. Little.*) On the other hand if you extended it much beyond 25 years he might cut down the whole of the trees, supposing they were larch?—Yes; but I think that could be easily provided against.

42,856. (*Mr. Clay.*) Is it not the case that when the landlords plant, the people who supply the trees and plant by contract are bound to keep up that plantation for two or three years?—I have not heard of that arrangement, but that obviously, to some extent, reduces the danger.

Cost of planting.

42,857. You do not know what it costs to plant per acre generally?—No, I do not.

42,858. Is it not between 4*l.* and 5*l.*?—I do not know; I am not an expert in such a matter.

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Effect of extension of term of repayment and reduction of interest on State loans.

42,859. (*Chairman.*) Is it your opinion, broadly, that if the terms of repayment were extended, and the rate of interest reduced by the amount loaned by the State, the joint operation of those two things would result in giving greater inducement for improvements?—Yes, I think so. I think a reduction in the rate of interest (although I do not think there is much room in that direction) plus the extension of the term of years, subject always to the condition I have mentioned, as to the duration of the improvements would render the work of improvement much easier in the hands of landlords.

42,860. Would there be any diminution in the expenses connected with it?—I think so, although the companies doubtless take into account the profit they derive from their commission, and have regard to their expenses in deciding at what rate of interest they will make their advances. But undoubtedly it would be possible for the Government to abstain from making any of those initial charges which the companies now make, in conformity with their powers in their Acts.

Advantages of State loans as compared with those of private companies.

42,861. Then the companies have liberty to recoup themselves, not merely by the rate of interest, but by charging for that operation, and for the expenses of the original transaction?—I think they must derive a substantial profit from that source, although of course they would probably say that the benefit which they confer in return is a fair equivalent.

42,862. Could you give any examples showing what reduction of expenses could be made?—I have had five typical cases taken out; four cases in which the money has been lent by the companies, and one in which the money was not lent by companies. In the first case for a loan of 1,214*l.* the companies charged 60*l.* 14*s.* 2*d.* for commission, and 2*l.* 17*s.* 9*d.* for office and registration charges; and the Board's expenses were 28*l.*, making a total of about 92*l.* In the second case, the company's commission for a loan of 1,000*l.* was 53*l.*; the company's office and registration charges were 3*l.* 12*s.* 6*d.*, and the Board's expenses and fees were 13*l.* 16*s.* 6*d.*

42,863. In the case of a loan from the Government, that 53*l.* might be saved, I suppose?—That might be saved, assuming, of course, that the Treasury did not think it necessary that fees should be charged sufficient to cover all office expenses. I think, however, that in any case there would be a saving, and that the expenses of a Government department would not be so heavy. But it is a financial question for the Treasury to consider, to what extent the person coming for a loan should pay for the expenses of the business conducted on his behalf by a Government department. We already charge fees in those cases for our services.

42,864. Would your expenses be largely increased if the loan was made by the Government direct, instead of through those companies?—I can hardly think that they would be largely increased. My impression is that whatever arrangements the Treasury might make for recouping the expenses to which the Government department might be put, the charges would be much smaller than those of the companies.

42,865. The owner would come to you direct instead of coming to you through one of those companies?—That would be so.

42,866. But the main function which you would perform would be exactly what you now perform, namely, certifying that the improvement is a desirable one, and seeing that it is carried out?—Yes.

Land improvement in Scotland.

42,867. Have you anything to bring before us about Scotland?—It has been suggested to us—and I think the matter is very well worth consideration—that with regard to the question of land improvements, Scotland is not in so advantageous a position as England. A representative of one of the companies which has powers in Scotland, has told us that they have many letters of inquiry as to whether they can advance money for the erection of mansions, and for numerous other works allowed by the Settled Land Act of 1882. The Settled Land Acts do not apply to Scotland, and the statement made to us is, that if they did there would be a considerable amount of money spent in those directions. We did extend, as I have already mentioned, the provision of the Settled Land Act, allowing money to be spent for planting, otherwise than for shelter, to Scotland in 1893; and at that time it was proposed that the list of possible improvements in Scotland should be further extended. The Bill then before Parliament was, however, a very limited one,

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and it was not possible to alter its whole character at that time, but we thought then that the whole question of Scotland did deserve consideration. Undoubtedly there are not as full facilities for improvements in Scotland at the present time, as in England and Wales.

42,868. (*Mr. Clay.*) Is it your opinion that the same law and the same privileges should be extended to Scotland as in England?—I think the matter is very well worth consideration. I believe some difficulties have been suggested, but it is a subject certainly quite ripe for consideration.

42,869. What are those difficulties?—They have not been precisely stated, and whether they really are substantial I should hardly like to say. My own impression is that they are not, but I should not like to go further than to say that I think the whole position of Scotland ought to be considered.

Loans for planting.

42,870. (*Sir Nigel Kingscote.*) Do none of those Acts apply to Scotland?—The Lands Improvement Acts apply to Scotland, but the Limited Owners Residences Act and the Settled Land Acts do not apply to Scotland.

42,871. (*Chairman.*) Is there anything more that you have got to say on this question?—I think there is nothing more that I need say.

42,872. (*Sir Nigel Kingscote.*) As regards planting, has the Board had applications for an extension of time to repay, simply on account of planting?—We have had no such applications; probably because the conditions of the existing Acts are so perfectly well known to the companies and to borrowers.

Diseases and insect pests.

42,873–6. (*Mr. Whitehead.*) You alluded to the diseases to which young trees were liable. I suppose you were thinking of the larch disease specially?—I was thinking specially of that disease, which seems to have been very fatal.

42,877. It is very fatal to young trees?—Yes.

42,878. Then there are also insect pests which are fatal?—Yes, there are insect pests which we feel very well deserve further investigation.

42,879. They would naturally attack trees in their youth, and attack them most seriously?—Yes.

Land improvement in Scotland.

42,880. (*Mr. Clay.*) As a rule, the Scotch proprietors have made a very liberal use of the Improvements Act, have they not?—I have not any classification of loans as between Scotland and England, but certainly a large amount of business is done in Scotland.

42,881. Have they not taken up more money proportionately for the general improvement of the land under the Drainage Act than England has done?—They took up a great deal of money under the Public Drainage Acts of 1846 and 1850.

42,882. More in proportion than what England has done?—Yes, I think so; they took a very large proportion of this four millions.

42,883. That shows that the Scottish landowners and tenant farmers have been very much alive to the benefit of draining, and in other ways improving their land?—We think that the Scotch landlords are always very much alive to their own advantage.

42,884. Would not the fact that the land is so very much improved be the reason why they are better able to meet the times than some of the English landlords and tenant farmers, whose land has not been improved?—I daresay that may be so. They have certainly shown great ability to stand the depressed conditions of the last 10 or 12 years.

42,885. I think I have gathered from you that you would like to see the Limited Owners' Residences Act, and the Settled Land Acts of England applied to Scotland?—There are certainly grounds for thinking that it would be desirable. The matter wants to be fully considered, and we want to hear what are the objections to it; we want to thresh out those objections. I have heard it suggested that there are legal objections, but I think the whole thing requires to be considered.

42,886. You have heard rumours of objections you say; what are the objections of these Scotch lawyers, do you know?—I am not prepared to answer that.

"Subscriptions to railways."

42,887. (*Mr. Dalton.*) I see one of the items in your list of expenditure for improvements is "subscriptions to railways"?—Yes.

42,888. Is that authorised by the general law?—It is authorised, I think, by the Improvement of Lands Act 1864; it certainly was authorised by the Settled Land Act.

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42,889. In what way do the owners take shares in projected railways?—Landowners take shares in projected railways which are likely to benefit the land served.

42,890. Has their doing so been beneficial do you think?—Yes, I think so. It is under the Act of 1864, "If a landowner desires to subscribe for shares in a railway or canal company, or in any branch, extension, or deviation thereof whereby his property will be benefited, he may apply to the Board to have the subscription made a charge on the lands so to be improved"; and when the work is completed, and the railway or canal open for traffic throughout, and the shares subscribed for, are fully paid up, and the certificates deposited with the Board, an absolute order is made charging the amount subscribed on the inheritance of the lands.

42,891. Would that apply to light railways, if they are made hereafter?—Yes, I do not think there would be any limitation of the term "railway company."

42,892. I see that those charges are postponed to the tithe; in your opinion is there any sufficient reason for that?—That is not a matter which I have considered, and I should like to have an opportunity of consulting our legal adviser on the subject. If it would be convenient to the Commission, I should be very glad to put in a memorandum explaining the position. [*Mr. Elliott subsequently wrote:*—"With reference to the relative positions of charges for advances under the Land Improvement Acts and of tithe rent charges, I may observe that the charges and incumbrances over which the improvement of land charges take priority under the 'Improvement of Land Act, 1864' and the several Companies Acts for the improvement of land, are charges and incumbrances on the land of the landowner, but tithe rent charge does not belong to the landowner, and he has no estate in it, and so an improvement of land charge is not allowed to take priority over tithe rent charges."]

Money advanced under Lands Improvement Acts.

42,893. (*Mr. Everett.*) In Table II. (*see* Appendix A. XXXI.), which you have put in, you show that some 16 millions and a half has been advanced under the different Acts. Of that money four millions is public money advanced by the Exchequer, and the rest has been found through the several land improvement companies under their special Acts, and by landowners themselves under the Improvement of Land Act of 1864, and the Limited Owners' Residences Acts?—Yes.

42,894. Is the money advanced under these Acts in any sense Government money?—No, it it not in any sense Government money.

42,895. Have you to be consulted in the borrowing of it?—Yes, we have to determine that the charge may, with propriety, be made a prior charge upon the estate, ousting of course other charges, as well as mortgage interest.

42,896. That is your place?—That is our *raison d'être.*

42,897. And there exist no Government funds now available to be loaned out in this way?—No Government moneys are available for loans.

42,898. The nature of these bargains entered into by those who borrow this money, is, to pay a certain quantity of gold every year for a long term of years, is it not?—That is so.

Effect of appreciation of gold on loans for improvement.

42,899. If it is the fact, as many contend, that gold has for the last 15 or 20 years been steadily appreciating in value, and is steadily pursuing the same course, have we not a very intelligible reason why it is unsafe for borrowers to enter upon these long contracts?—The contracts I should say are not very long, using the the term in a relative sense. The maximum period under the Act of 1864, is 25 years, and in many cases the term is shorter.

42,900. If, as many contend, the value of gold has increased 50 per cent. in the last 15 years, a term of 25 years might involve the borrower in an obligation double as heavy before he got to the end of it, as it was when he started?—Yes. Of course in regard to this particular matter the borrower would be in the same position precisely as any other borrower. If he has contracted to pay a certain sum in gold, the weight of the burthen upon him very much depends upon the question of the prices of commodities generally.

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42,901. We have had it testified before us, that farmers are very unwilling to take leases even for five or seven years now, and much less, therefore, are borrowers likely to be willing to borrow on what would be practically a lease extending over 25 or 30 years?—No doubt the experience of the last 15 years has made all persons interested in agriculture reluctant to enter into contracts for long terms of years.

42,902. And that fact of the appreciation of gold is having a very serious effect on the improvements through borrowed money which were going on prior to the current of this new course of events setting in?—I am myself not clear as to the extent to which the great change in the prices of commodities which has taken place, is due to the appreciation of gold. I should rather say that reluctance to enter into contracts for a term of years is due to the alterations which have taken place in prices in recent times, but as to the extent to which those prices have been affected by changes in the standard of value, and how far by other changes, I can hardly say.

42,903. You are aware, I daresay, that by legislation in a number of countries, in recent years, gold has been called upon to do the work which gold and silver in conjuction hitherto did?—I do not know that I should quite put it in that way, I am not an expert on currency questions, but I am quite aware that the statement of many currency experts is to the effect that the Commissioner has mentioned.

Repayment of State loans.

42,904. (*Mr. Dalton.*) When the Government advanced the money did they allow the borrower to repay it at any moment? The Public Works Loan Commissioners are willing at any time to take back the principal, but the insurance companies are generally very loth?—Yes, the rentcharge was redeemable.

42,905. At any moment?—Yes, by the owner.

42,906. Therefore, if he could borrow at a lower rate of interest, it would be worth his while at any time to pay it off, if the rate of interest fell?—I do not know whether that would be so; a good deal turns upon the terms of redemption, but I should suppose it would be so.

Expenditure under Settled Land Acts.

42,907. (*Mr. Little.*) You have said, I think, that you have no record at the office of the amount of money expended under the Settled Land Act?—My impression is that we have not, but I shall be glad to make inquiry on the point. (*See note to page* 321.)

42,908. You do not attribute the falling off of late years in the expenditure under the Improvement Acts very largely to the effect of the Settled Land Act, do you?—We have not done so hitherto; the view of those who are actually engaged in the administration of the Act is, that what is generally known as agricultural depression—the reduction of landlords' rents—has made them less able and less willing, to undertake works of improvement.

42,909. Your figures show that it was not until 1886 that a very considerable falling off in the expenditure took place; but would it not take three or four years for the landowners to become acquainted with their powers?—No doubt it would. I do not attach very much importance to the fact, but I should attach more importance to the general impression prevailing amongst those who are actually engaged in the administration of those Acts.

42,910. There was a difficulty at first, was there not, as to the powers of trustees; trustees had to be specially appointed, where trustees had no power of sale?—No doubt it took some time for the provisions of the Settled Land Acts to become generally known.

42,911. You are aware that very considerable sums have been spent under the Settled Land Acts?—I have no information on the point; I have heard very different opinions as to the operations under the Settled Land Acts.

42,912. One great inducement to spend capital funds under that Act, is, is it not, that there is no repayment of principal?—That is so.

42,913. The landowner gains by that?—That is so; on the other hand, of course, he may lose income by such expenditure.

42,914. Do you know what the cost of the application to the Land Commission is, under that Act?—There are certain fees. On the issue of the approval of the surveyor under the Settled Land Act, the fee payable is 10*s.*; on the issue of a certificate by the Board, of works executed, and of the amount payable by the trustees under the Settled Land Act, it is 5*s.* per cent. on the amount certified; and on the issue of a certificate by the Board, prescribing the maintenance of works, under section 28 of the Act, it is 1*l.*

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42,915. But it is only the first that is usual, is it not?—It is only the first.

Nomination of surveyors under Settled Land Acts.

42,916. Once you have appointed a surveyor, his certificate is sufficient security for the trustees?—Yes. I may perhaps state the number of nominations under the Settled Land Act. The number of nominations of surveyors approved and certificates issued under the Act by the Board were 55 in 1883; they rose to 114 in 1886, and 120 in 1887. Then in 1890, they were 128, and in 1891 they rose to 191; in 1892 to 205; in 1893 they were 190, and in 1894, 230. That would distinctly suggest that the operations under the Settled Land Act, in recent years, have been much above those in the earlier years.

Expenditure under Settled Land Acts.

42,917. (*Chairman.*) I suppose you have no idea what amount of capital is expended?—No, we have no record of that.

42,918. (*Mr. Little.*) You do not record the schemes which are laid before you?—In the cases where we merely approve the surveyor, I think we do not.

42,919. (*Chairman.*) Perhaps you will look and see, and if the schemes do contain any information, have them looked through?—I shall be glad to make inquiries, and put in a memorandum on the subject. (*See note to page* 321.)

42,920. (*Mr. Little.*) In some cases they have to go to the Court of Chancery, do they not?—Yes.

42,921. There you would have no information?—We should have nothing at all.

Operation of Land Drainage Act.

42,922. You have not given us any information as to the Land Drainage Act?—I had hardly proposed to give evidence on the subject of the Land Drainage Act, which is a question really of the powers of drainage conferred upon public authorities.

42,923. I was only going to ask you whether that had been largely made use of?—We have but little information on that subject. Since the Act of 1861 was passed we have constituted 13 Commissioners of Sewers over drainage areas of about 31,000 acres, and we have constituted about 30 separate drainage districts extending over about 68,300 acres.

42,924. Those would be elective drainage districts?—They are elective drainage districts.

42,925. Do Commissioners of Sewers appointed under your recommendation have the same powers as the old Commissioners of Sewers?—Most of the old Commissioners of Sewers are, I think, governed by private Acts.

42,926. The old Commissioners of Sewers are governed by the general law, are they not?—I am speaking of the County Drainage Commissioners.

42,927. I presume that the Commissioners of Sewers appointed on your recommendation have the general powers of Commissioners of Sewers?—That is so.

42,928. And the elective drainage districts have an entirely different constitution and rating power?—Yes, that is the case under the Act.

Repayment of State loans under Settled Land Acts.

42,929. (*Mr. Dalton.*) If it is right on principle not to fix a term for the repayment of money spent under the Settled Land Acts, why is it necessary to fix so short a term when money is advanced for the same purposes by the Government?—As I understand, the object of the Settled Land Act was to facilitate the removal of encumbrances on land, and to give powers of sale, so that, with a view to limit the estate and to remove encumbrances, a portion of the inheritance might be sold. The value of the inheritance was not in any way affected, but the inheritance was consolidated—concentrated, as it were—and freed from encumbrance.

42,930. But the benefit of the expenditure, according to the view taken in the other Acts, is of a temporary character?—Yes.

42,931. You are, therefore, parting with the inheritance for a temporary benefit?—Yes, but the tenant-for-life would have to keep up the property, and if he did not do so he would be liable to an action for waste.

42,932. (*Chairman.*) Supposing it is a case of drainage, it cannot be said to be waste if he refuses to drain, or neglects to drain, the land?—Not for neglecting to

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drain, but it would be requisite for the tenant-for-life to keep up and maintain the drains.

42,933. In the case of new drainage, as I understand it, under the Settled Land Act, the tenant-for-life would be justified in expending money which is settled with the land, but outside the land in draining the land?—That is so, and at the end of 25 years, the value of that drainage would disappear, and therefore the reversioner would not get the value of the expenditure unless it were perpetually kept up and maintained.

42,934. Unless it was afterwards done again at the end of the 25 years, the value of the drainage may disappear; that is a reason for the short term in the matter of Government loans, or loans through the improvement companies?—Yes. We have certain administrative duties under the Settled Land Acts, but I hardly venture to present myself for examination upon the Settled Land Acts.

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42,935. Perhaps you would look into that point, whether it is possible under the Settled Land Acts to advance settlement money for temporary improvements such as drainage?—Yes, I shall be very glad to do that. [*Mr. Elliott subsequently wrote that "drainage, including "the straightening, widening, or deepening of drains, "streams and water courses" is an improvement upon which capital trust money may be expended in pursuance of the 'Settled Land Act, 1882.'*]

42,936. Of course, if it is a question of building a mansion, or erecting farm houses, it may be considered a permanent improvement?—Yes.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Eighty-second Day.

Thursday, 21st March 1895.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., } *Joint*
Alan Mackinnon, Esq., } *Secretaries.*

Mr. De Rinzy James Brett called and examined.

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42,937. (*Chairman.*) I believe you are a large owner in the Argentine Republic in the Province of Santa Fé?—Yes.

42,938. And that you have been resident in the Republic for the last 35 years?—That is so.

Particulars of witness's farming.

42,939. Have you been engaged the whole of that time in the rearing of cattle?—I have been engaged all the time in the rearing of sheep and cattle, excepting the last two or three years, when I have given a good deal of attention to the growing of wheat.

42,940. What is the extent of your estate?—20,000 acres.

42,941. Is it within reach of a railway?—It is within 4½ miles of a railway.

42,942. When did you begin to grow wheat there?—Three years ago.

Increase in wheat cultivation.

42,943. Has the cultivation of wheat been largely extended within the last four or five years?—Within the last two years it has very much.

42,944. How do you account for the great increase during the last two years?—It is to be accounted for, to a great extent, by the land in the north of the province being worn out. The people from that part of the province have invaded us something like locusts, coming down in our direction, and taking up land near the railway. The land in the south of the province, where I live, is really the best land in Santa Fé.

42,945. Do I understand that the completion of the railways has induced a large migration of people?—Yes.

42,946. And as the population has increased, the cultivation has been directed more to the growth of wheat than to the rearing of cattle?—Yes.

42,947. When did this great increase of wheat cultivation begin?—I should say three years ago.

42,948. Is your district specially adapted for wheat?—Yes.

42,949. Is the bulk of the wheat grown by the Italian Colonists?—Yes.

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Colonists in Argentina.

42,950. Are there also Swiss and French Colonists?—There is a Russian Colony in our neighbourhood, but I know of no French and Swiss colonies: that is to say, colonies of those people; there are Swiss and French mixed up with the others.

42,951. Are the immigrants mainly Italians?—Yes.

System of produce-sharing with colonists.

42,952. What are we to understand exactly by the word "Colonists;" are they people who come and hire land, or do they buy land?—We call a colonist any man who comes along and takes up a certain area of land and works it.

42,953. Do they come and act as labourers, or do they cultivate the land for themselves?—They cultivate the land which they take up. They take up 400, 500, 600, and even up to 1,000 acres.

42,954. Do they buy the land or hire it?—They are hiring it now.

42,955. In the case of your own property, do you let land?—No, I work with the people on halves. I supply the machines, the implements, the animals and everything else; and I advance them food for a year, giving them a limited amount—so much a plough. Then I give them half what the land produces. I may say that I did not go in for wheat growing as a business. I only went in for it to make it a stepping stone for Alfalfa.

42,956. Is what you have been describing what is called the metayer system in the south of Europe; that is to say, do they hire the land from you?—No, they do not hire the land; they are given half of the net proceeds of the land which they work.

42,957. Each man has a definite bit of land?—Yes.

42,958. And then you supply the house and the cattle?—The house, the oxen, wells, troughs—everything in fact.

42,959. Then at the end of a year, account is taken, and they supply you with one half of the produce, is that it?—The whole thing is in my hands. I liquidate the whole business, and I give them half the profits.

42,960. (*Viscount Cobham.*) It is a profit-sharing business, then?—Yes.

42,961. (*Chairman.*) It is not exactly hiring, but it is something nearly approaching it. Is the agreement made for a term of years?—My contract with those people, and I am now speaking of a case in point, was rather peculiar, because I was the first to start it. I made a contract for three years; but, as a matter of fact, at the end of two years, I made a proposition to those people to work that same land for me, and put in it the seed which I gave them, I undertaking to pay them at the rate which the colonists made in three colonies that were around us, and also to pay them for breaking new land for me without sowing wheat at all at so much per acre. They all accepted it immediately, so I have sowed no wheat this year.

42,962. (*Mr. Channing.*) How much per acre?—Seven dollars paper in money for a square of four acres for one ploughing.

42,963. (*Chairman.*) How much land do these men take up?—They take from 400 to 800 acres, according to their means, and according to the number of people they have in their families who work.

42,964. Do they work themselves, and their families?—Yes.

42,965. Do they hire labour?—For the harvest.

42,966. But only for the harvest?—Yes.

42,967. And at other times of the year, only they themselves and their families work?—Yes; except at a busy season, such as when they are sowing or preparing a certain amount of land; then they might need a man, for which I should pay at the time; that is, I would advance them two or three months' wages for a man if it so suited me, but I am not obliged to do it at all.

System of cultivation.

42,968. Supposing a man takes 500 or 800 acres, how much of that would he cultivate in wheat?—He leaves 15 per cent. for feeding animals on, and all the rest is cultivated in wheat. My agreement was, for the first year Indian corn, and for the second year wheat; but I did not want any more taken out of the land than that.

42,969. At the end of the third year, what is done?—We put lucerne in in the third year.

42,970. (*Mr. Little.*) Permanently?—We lay it down permanently to grass then.

Nature of soil.

42,971. What is the nature of the soil?—We have got about a foot and a half of alluvial soil, with a mixture of red sand, and then, accordingly as we go down, it gets more sandy till we reach the water, which is down about an average of 20 feet.

Tenure.

42,972. (*Chairman.*) Is this arrangement that you speak of common in the country, or is it only one which you yourself have made?—There have been isolated cases of it.

42,973. What is the general tenure there?—The general tenure is that you give the colonist so much land and he pays you in time all the way from 9 per cent. to 18 per cent. of what he produces, according to his position and the distance from a railway station.

42,974. Then he does not pay in money?—As a rule the colonists pay in kind.

42,975. Then, as it were, the quantum of wages does not affect the matter; it is a certain proportion of the produce of the land which is given to the landlord?—That is it. He is obliged as a rule to deliver the produce at the railway station.

42,976. Is that the general system there?—Yes.

42,977. Are there not many cases where the cultivator comes in and buys the land himself?—There have been, but for the last two or three years that has gone off, because proprietors have not been inclined to take lower prices for their lands than they have been selling at previously, and of course the land has not been producing so well. So the system has changed to a certain extent. The old colonists all bought their land. There must be 100 or perhaps more colonies in Santa Fé of from 1 square league (9 square miles) to 20 square leagues, in which all the colonists have purchased their lands. There are large towns there, built by the colonists. You have got this anomaly there of two or three towns near Santa Fé itself, the capital of the Province, in which they do not speak the Spanish language at all. The Government were not interested in them and did not give them public schools, and so these people taught their children their own languages and were appearing as foreigners and passing as foreigners, a lot of them, and fought as foreigners in the late revolution there.

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42,978. However, the general system now is, as you say, that they do not purchase their lands but rent their lands from the larger landowners, paying a produce rent varying from 9 per cent. to 18 per cent. of the crop which they produce?—That is the general system to-day. It has been changed within the last two or three years.

42,979. Are the colonists a very hard-working class of men?—Yes.

Employment of women and children.

42,980. They and their women and children all work on the soil?—They all work, down to the children of 10 or 12 years old—they plough.

42,981. Do children as young as 12 years old actually drive the plough?—Yes.

42,982. Actually drive the plough?—Yes, children as young as 10 actually drive the plough. They have nothing to do but to drive the oxen.

42,983. (*Mr. Channing.*) The soil is very light, I suppose?—It is a very easily worked soil.

42,984. (*Mr. Lambert.*) How do they do about turning the plough?—There is a lever by which they raise the plough out of the ground.

42,985. It must be a very slight movement for a child to attend to?—It is a very slight movement—indeed, you can do it with one finger.

42,986. (*Mr. Little.*) Are they riding ploughs?—No, not with oxen; we do use gang ploughs, but with horses.

42,987. (*Mr. Channing.*) Do they not ride on the ploughs?—Those are the gang ploughs that they ride on.

Size of farms.

42,988. (*Chairman.*) How many acres can an average family, with a little assistance in harvest time, cultivate with wheat?—400 acres.

42,989. As much as 400, a single family?—Yes.

Produce per acre.

42,990. What would be the average produce per acre?—A matter of 15 bushels.

42,991. 15 to 16, or only 15?—15 bushels.

Sale of land.

42,992. Under this system, has the land been rapidly taken up in your district?—The land has been taken up very fast. In the district that I live in, they have sown a matter of 10,000 squares, of 40 acres per square, more wheat this year than last.

Cultivation of maize.

42,993. I no not quite understand why wheat has taken the place of maize?—Maize does not pay once you get 10 leagues, or 30 miles from the coast. The expense of handling it and drawing it to the railway station, and of the transport over the line is so much more on maize, that it does not pay once you get a matter of 30 or 40 miles from the coast.

42,994. The bulk being greater the handling is more expensive, and on the whole, therefore, wheat is the best crop to grow?—Once you get a distance away from the coast. All along the coast of the Parana it is nothing but maize; you do not grow wheat there at all.

Export of flour.

42,995. (*Viscount Cobham.*) Is any wheat made into flour for exportation?—They export flour to Brazil only. I do not think any flour comes here, though they produce splendid flour in the country.

Hire of implements, &c., on credit.

42,996. (*Chairman.*) Do these colonists obtain their machinery and implements from the storekeepers on credit, paying a certain percentage of the crop to be produced?—Yes.

42,997. If they cannot pay off in a year, is another year's credit given to them?—Yes.

42,998. Are the older colonists, who are owners of the land, generally in debt or not?—They are not at all in debt, they have all got money.

Labourers.

42,999. Is there any large class of labourers in the country who have not got land themselves?—No, there

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is not a very large class of labourers, because, generally speaking, the industrious man who is good for anything is working on his own account.

43,000. He readily gets a plot of land?—There is no trouble at all in getting land to work.

43,001. Therefore there is no large class of labourers?—No.

43,002. (*Viscount Cobham.*) Are the natives any good as labourers?—When they are good they are very good men.

43,003. Is there any substantial number of them employed?—They are pretty well all coming into work now, the same as other people.

Importation of labourers for harvest.

43,004. (*Mr. Giffen.*) Is there not some importation of labourers from Europe who go back after the harvest?—Yes, a large number of Italians come every year for the harvest and the threshing season.

43,005. (*Chairman.*) And go back to Italy afterwards? Yes; and they have been carrying our paper money backwards and forwards to Italy for the last two or three years.

43,006. (*Mr. Dalton.*) What wages do they receive?—An average wage of about 2*s.* 6*d.* to 3*s.* a day.

43,007. In paper?—No, I am talking of gold. Two dollars and a half and food is about the average wage for common men, but when you come to a man who knows how to stack, or a man who can attend to a reaping machine, he will be paid about 1*s.* 2*d.* a day more than the average.

43,008. (*Mr. Giffen.*) For how long a time in the harvest does that go on?—It is not a good harvest with us that lasts more than 25 days. Taking it all together, the harvest, the threshing, and the gathering of a certain amount of maize, (for almost everybody sows some), 80 per cent. of these men are employed for a matter of almost four months.

43,009. (*Mr. Little.*) How many days in the week do they work?—Seven days.

43,010. (*Mr. Giffen.*) And it pays them better to go back to Europe than to stay on in the colony for the remaining eight months?—Evidently, it does.

43,011. (*Chairman.*) One does not quite see why they do not remain in the country when prospects seem so good to the cultivators?—You must always bear in mind that the prospects are not to-day as good as they were three years ago. There is not so much made by it now. A lot of those men might not be able to produce sufficient capital to buy oxen, or cows, or a part of their implements. Of course, the storekeepers will not trust them with everything. If a man who is working land has two or three yoke of oxen, and a plough, and so on, and is working, actually, he will have no difficulty in getting trust for a reaper and binder when the season comes along. Most of those men would require some little capital in order to start.

43,012. Or they must get the capital by working as labourers and remaining in the country some time?—Yes.

43,013. But many of them think that they will do better by going home after the harvest is over?—Yes.

43,014. I suppose there is no very great demand for labour after the harvest is over?—No, there is not.

43,015. Is there a great demand during the harvest?—During those 25 days there is a great demand.

43,016. But after the harvest is over there is no considerable demand?—That is it.

43,017. And these men go home because they find they cannot get work really as labourers the remainder of the year?—I do not know but that they might: perhaps a lot of them count on getting as good wages for their time in their own country as they would be paid in the off-time with us there now: because when you come to calculate the wages we pay now in gold, they are very low indeed—much lower than here.

Cost of wheat production.

43,018. At what price do you consider on these kind of terms can an Italian colonist produce wheat in your district?—An Italian colonist can sell his wheat at 4 dollars 25 cents.

43,019. (*Mr. Channing.*) Paper money?—Paper money—on the spot. He makes more money by that than any wage that he can earn in the country.

43,020. (*Chairman.*) Will you put that into sterling, because value of the paper money varies from time to time?—It actually comes to be an average of about 11*s.* per quarter.

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43,021. (*Mr. Channing.*) On the farm without any cartage or anything?—Yes.

Cost of cartage.

43,022. (*Mr. Lambert.*) What does the cartage cost?—85 cents. paper will put it on board. I am speaking now of the district that I live in, which is a matter of 90 to 100 miles from a port.

43,023. How much is that in gold?—It would be from 5*s.* 6*d.* to 6*s.*

43,024. (*Mr. Channing.*) You said 85 cents.—that must be a mistake?—I am now calculating it all the way to this country.

43,025. 85 cents. is not so much as that?—No, it is not.

43,026. (*Chairman.*) You mean that it costs from 5*s.* 6*d.* to 6*s.* to send the wheat from your district to London?—Yes.

43,027. I suppose you are rather favourably situated?—There are a lot of places which are more favourably situated than where I am living. From where I am in those 100 miles there are at least seven or eight large colonies.

43,028. When you go further inland and further from the railways I suppose the expenses increase?—The expenses increase slightly, of course, but it is a matter of railway freight alone. There is a little extra expense in carriage by the railway; all other expenses will be equal.

Extent of virgin soil.

43,029. Now is there great room for further extension in that district?—Yes.

43,030. And in the Republic generally?—Yes, there is a very large amount of land untouched.

43,031. A very large amount?—An immense amount.

43,032. Is it being gradually filled up; is there a continual flow of emigrants there?—Yes, to our district; all along that line of railway there is a very large flow of agriculturists.

43,033. (*Sir Nigel Kingscote.*) Is it equally good land?—Yes, the land is very equal.

Extension of railways.

43,034. (*Chairman.*) Are the railways being extended or not?—At the present time, no.

43,035. Why is that—want of capital?—I should say that they find a certain amount of difficulty in England in raising the capital to extend the railways now.

43,036. The investment has not been of such a favourable character that people are induced to invest further sums in making railways, is that so?—I should say so. I think it is wise on their part too. I think we have got railways enough for the next quarter of a century, although the world moves very fast now. We are near the whole of them.

43,037. I suppose the building of these railways has been one great cause of the extension of cultivation and of the immigration of these people?—Yes; without the railways we should have done nothing. As a matter of fact I myself have turned cattle into about 400 acres of Indian corn which it was a pity to see them going into. That was on account of not having a railway.

43,038. Because you could not ship it?—Yes, it would not pay to gather it and ship it.

43,039. (*Mr. Lambert.*) What did you do with that cattle?—I sold them in the market afterwards.

Reduction in cost of wheat producing.

43,040. (*Chairman.*) Do you think the cost of production might still be reduced by the delivery of the wheat in bulk instead of in bags?—Yes; the bags cost a considerable price.

43,041. Are there elevators on the railways?—Yes, we have got elevators on our especial railway. We have only one grain elevator now on our railway; we had two, but one was burnt down, and the manager of the railway instead of spending 20,000*l.* or 25,000*l.* in reconstructing that elevator made sheds, because at that port—as happens at a lot of ports on the Parana—the banks are so high that they admit of ships being put under wooden shoots, so that you can load the ship without an elevator at all.

43,042. (*Mr. Lambert.*) Are not appliances coming into force so that you may dispense with bags?—We have had those appliances for a long time; I do not know how it is but the buyers stick to the bags.

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43,043. (*Chairman.*) Is attention being more directed in the Republic to the possibility of increasing the export trade to this country of live cattle?—Yes; you are actually receiving 10,000 sheep a month now.

Export of live cattle.

43,044. I believe you have come to England in connexion with that?—That is my mission in England.

43,045. Your own farm is mainly a cattle farm, is it not?—Cattle and sheep.

The rearing of stock.

43,046. Has there been a great importation of good blood for the purpose of improving the cattle in the Republic?—Very great; it has been going on for years.

43,047. What is the great advantage which the Argentine breeder has in rearing stock?—He has got no hand feeding of the stock at all and no housing; they forage for themselves.

43,048. And there is no necessity for erecting buildings?—None whatever.

43,049. The stock never require housing?—Never.

43,050. Nor hand feeding?—No.

43,051. Is the winter a very mild one?—If you compare it with European winters you can hardly call it a winter. We have only snow there once in 10 years, and we do not have it on the ground for more than an hour, except it happens to snow at sunset, then it will be there all the night, but it is gone in an hour the next day, and that, as I say, is once in 10 years.

Argentina in competition.

43,052. Do you think the Argentine Republic can compete with advantage with the United States and Canada in the exportation of live stock?—With the world, I believe.

43,053. Has the number of cattle and sheep greatly increased?—Not very greatly, because a lot of the owners of the fine inside lands, lands producing the fine grasses, have been overstocking, and they have made no preparation of leaving anything like land reserved as paddocks for feeding the stock in a bad time. They have had some pretty severe losses, but they are learning better now. That is the reason why the stock has not increased so much as it might within the last four or five years. We count something like 90 millions of sheep there, and from 25 to 30 millions of horned cattle.

43,054. Is the greater part of the country which is not under cultivation in wheat or maize devoted to some extent to cattle?—Yes.

Increase in land under cultivation.

43,055. I see in a report of Mr. William Gastrell, our Consul at Buenos Ayres, it is stated that there has been an enormous increase in the cultivation of land of late years; and that whereas in 1869 there were only 180,000 acres cultivated, "in 1891 the probable "area was 7,500,000, and this year it is doubtless double "that amount, or 15,000,000 acres." Do you think that that is an accurate statement?—Double the amount of what year? It is certainly not double the amount of last year.

43,056. Mr. Gastrell, I think, is comparing 1891 with 1895?—I have no doubt it is very nearly correct, then.

43,057. It is double the amount?—Yes, I have no doubt.

Area suitable to cereals.

43,058. Then he goes on to say: "The area esti- "mated to be suitable to cereals has been put at "375,000 square miles"? That must be very nearly correct now.

43,059. "Of which only 5 per cent. are now culti- "vated, so that there is practically unlimited room for "extension in the future. Stock raising now covers "most of that area and is not likely to be replaced by "agriculture to any great extent, except near railways "and water ways, especially as the price of wheat in "Europe has fallen so low as to leave but a small profit "now to the wheat grower, even here where land and "labour are so cheap." Do you agree in the main with that?—In the main I agree with it. But Mr. Gastrell, has forgotten for the moment that nearly all those lands within a certain radius are now within reach of ports, because we have got quite a number of lines of railway in that country now. If you take a radius of 14 or 15 miles on each side of a line of railway, you are not a very great distance from the 14 or 15 miles radius of another line.

Effect of low price of wheat.

43,060. He goes on to say that of the cultivated area, "A large portion of the increased acreage this year, "however, has passed under linseed on account of the "poor prices ruling for wheat in Europe, which make "the net profits so much below what they have been in "past years"?—That is so.

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43,061. With wheat at 18*s.* or 20*s.* a quarter, apparently the inducements to grow it are not so great as they have been in the past?—They are not so great. I have sold wheat myself at 10 dollars, but last year I sold it at 5 dollars 25, which is almost 50 per cent. off.

43,062. Would you say that it is better to produce cattle rather than to cultivate for wheat?—I think not, I think a lot of those people may combine the business, particularly those that have bought lands of their own. They might put a certain amount of the land into lucerne and cultivate a certain amount of it with various cereals, such as Indian corn, and with flax and wheat. Up to the present they have been working on the principle of putting all their eggs into one basket. The wheat was giving large returns, and so they were going for wheat altogether. It is about the easiest thing also to be handled, and it is the surest crop.

43,063. What you say would rather tend to show that the very low prices lately have tended to check the cultivation of wheat, and have induced the people to go into other things, such as linseed, and so forth?—I do not think it has up to the present, but in the future it may do so.

43,064. I thought you rather agreed with Mr. Gastrell, that "a large portion of the acreage this year "has passed under linseed on account of the poor "prices ruling for wheat in Europe, which make the "net profits so much below what they have been in "past years"?—In the old colonies, a fair amount has been put under linseed. The price of linseed this year has been very high; they have been selling it at about three dollars in gold, that is from 12*s.* to 13*s.* per 100 kilos.

43,065. Then I understand you that in the older districts, where the cultivation has gone on for some time, the inducement has been lately rather to substitute something for wheat, whereas in the new districts, where the colonies are extending, it is mainly wheat that is cultivated?—That is exactly the case.

43,066. Then wheat is the crop of the new comer?—Wheat is the crop of the beginners.

43,067. And the more rapidly the land is taken up the greater the growth of wheat?—Yes.

Price of cattle.

43,068. Now will you tell us a little more about the cattle; at what price in Europe can cattle be raised?—I am afraid you are encroaching on business now on which I cannot answer you with candour, because I am on a mission here at this present time with a view to exporting cattle from that country, and I cannot answer any question that would compromise my own business, naturally.

43,069. I am sure the Commission do not wish you to give any information which you think may be detrimental to your own interest; but if without going into any details of that kind you can say what are the prospects of the present position we shall be very glad to hear you?—I consider that we can land 90 stone cattle at Deptford in good condition at 13*l.*

43,070. (*Sir Nigel Kingscote.*) What age?—Three to four years old.

43,071. (*Mr. Everett.*) What stones?—90 stones of 8 lbs.

Veterinary examination of cattle.

43,072. (*Mr. Long.*) Have you any restrictions as to the health of your cattle, or any examination before they leave?—The restrictions are not needed, because we have got no unhealthy cattle there.

43,073. How do you know that?—Any man, of course, who has been a number of years amongst cattle will know when they are sick.

43,074. They think that in England too, but there are certain restrictions in England which sometimes reverse the opinion of the individual owner; have you got any restrictions as to the cattle before they leave your country?—Yes, they are examined by veterinary surgeons.

Increase in cattle, sheep and horses.

43,075. (*Chairman.*) I see Mr. Gastrell says: "The "estimated number of cattle, sheep, and horses are "now, perhaps, 25 millions, 80 millions, and 5 millions "respectively, as against about 17 millions, 71 millions, "and 4 millions in 1887," so that there has been a very considerable increase since 1887?—Yes, and the increase will be more now.

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43,076. (*Mr. Giffen.*) I understand that there is no export of live cattle at present?—Yes, there is, I have seen several lots landed at Deptford.

Frozen meat.

43,077. (*Chairman.*) This report says: "The exportation of live animals is greatly increasing, while that "of frozen meat is almost at a standstill"?—The frozen meat business seems to fail.

43,078. Why is that?—I do not know. The people here do not take to it. The employers of labour will eat it all right, but the labourers will not eat it; they are epicures in a way.

43,079. (*Sir Nigel Kingscote.*) Does that apply to mutton as well as beef?—Yes, so they tell me here; I do not speak from experience.

43,080. (*Viscount Cobham.*) That does not apply to New Zealand mutton and beef does it?—Not to the same extent to New Zealand mutton. The price it is sold at in the market will tell you.

43,081. (*Mr. Channing.*) Is that in any way owing to the greater cost of ice in the Argentine?—No, but the people here have got such an objection to frozen meat. It is a foolish objection which the working people have got, but it is a tremendous objection. They simply decline to take it.

Price of cattle.

43,082. (*Mr. Lambert.*) Do you think you can deliver fat beef here at 4½*d.* per lb.—that is the figure it works out to if you can sell 90 stones of 8lbs. for 13*l.*—and get a substantial profit out of it?—At that rate the profit would not be large. I am counting on a little more than that; I am counting on 14*l.* I am giving you an average of 13*l.* At 13*l.* the profit would not be large, but it would be a business that would pay at the same time.

43,083. That would be for cattle brought here to be slaughtered at Deptford?—Yes.

43,084. How long would they take on the voyage?—You could not call it less than 27 days, I suppose; it would not be safe to say less.

43,085. (*Mr. Giffen.*) What is the current freight upon the cattle that are brought now?—They are paying all the way up to 5*l.* 10*s.* per head and 11*s.*, 12*s.*, and 13*s.* for sheep.

Price of frozen meat.

43,086. (*Mr. Dalton.*) What is the price of the frozen meat delivered in London? I understood you to say the people will not take it except at a very low price?—I do not think the Argentine frozen meat is saleable in the Smithfield market in London, in quantities at over 2½*d.*

43,087. But it is cheaper to bring it over, I suppose, than to bring the live cattle over?—Much cheaper, but the live cattle are more saleable.

43,088. (*Mr. Lambert.*) It would pay better to get 4½*d.* per lb. for the live cattle than 2½*d.* for the frozen meat?—Yes.

43,089. You state in your proof that "a steer, three "years' old, can be raised in the Republic and sold "with a profit to the breeder at 3*l.* gold." Is that so?—Yes.

43,090. If the freight is 5*l.* 10*s.* does that not mean that you can lay down a steer at 8*l.* 10*s.*?—You are at liberty to draw any deductions you want or care to from what I have stated. What I have stated are facts, but I decline to go into the question of details; that is my business, the object of my mission here.

The currency.

43,091. (*Chairman.*) Has your business been much impeded by the difficulties of the currency?—No, it has not. The country as a rule loses, of course, by a depreciated currency, but individuals who produce more than they consume have a temporary profit, inasmuch that the man I paid 25 dollars a month to when the premium was only 100 I pay him 25 dollars a month yet.

43,092. Do you get paid in gold for what you sell?—The price paid me has got to be calculated, and I have nothing to do with it. I sell in paper, but they have to make the calculations on the gold basis. In the case of everything they export, of course, they must make their calculation on a gold basis.

43,093. You speak of temporary profits; what do you mean—that after a short time the other things adjust themselves?—No, they never really adjust themselves as long as the premium remains high. We never get more than 60 per cent. of the benefit of the premium, but if I produce, say, a thousand, and I only need to spend a hundred, I get an advantage, because I am producing so much more than I spend, and further on everything that I buy about 60 per cent. of the premium is charged me, and I pay my people for their work only what I paid them before when paper was at a par.

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43,094. Do not all those things adjust themselves after a time?—They have not up to the present, and I think it will be a long time before they do. The country generally loses by it, of course.

43,095. (*Mr. Giffen.*) Do you not pay gold prices upon all imported articles, and do you not lose as much in that direction as you gain in what you sell?—Importers have been doing a poor business; I do not import anything, but I buy on the spot for paper.

43,096. (*Mr. Everett.*) Your country exports a great deal more than it imports, does it not?—Yes.

43,097. Immensely more?—Immensely more now.

43,098. (*Chairman.*) You say the country loses by the depreciation of the currency?—I should say that all countries would lose.

43,099. Would you explain how that is; apparently, according to you, the producers temporarily gain; what is the process of reasoning by which you say the country loses?—I cannot go into that process of reasoning, because I am not strong on political economy; but I have always heard it said that all countries with a depreciated currency in the end lose. I have always heard that and accepted it as a fact; I presume that we can be no exception.

43,100. You believe it to be the case?—Yes.

43,101. You do not believe that this enormous increase of exportation and reduced imports, in the long run, is good for the country?—I would not care to go into that.

43,102. You would not express an opinion?—I could not go so far as that.

43,103. (*Viscount Cobham.*) Do you know the fare from Italy and back for a labourer?—I have been thinking since yesterday about that. I do not know, but I do know that it is very low for third class passengers, I am sorry that I cannot tell you what it is, though I came in an Italian steamer and might have known.

Hours of labour.

43,104. How many hours a day do these Italian labourers work?—As many hours as they get light.

43,105. It comes to a great number of hours then?—It comes to 16 or 17 hours in the harvest time; of course you must strike off that the time they have for taking their food.

43,106. What quality of wheat is grown mainly in Argentina?—It is a red winter wheat as a rule that they prefer. It is a rather small round grain; I think it was originally an Italian wheat.

43,107. What are its milling qualities in England?—It is very strong and contains a lot of gluten.

Exportation of flour.

43,108. Do you contemplate that in course of time much of the grain will be converted into flour before exportation?—I do not know that. I have got to make some inquiries about that here, and to ascertain whether it would pay to bring flour instead of wheat. A large miller, a French gentleman, who has got two very large establishments—the most modern in the country—asked me to make some inquiries. I have not made the inquiries yet. The flour that they make in Argentina is excellent.

43,109. Is it mixed in England generally by the millers?—I understand that there are millers in England who buy our wheat in order to strengthen the English wheat. Near the spot that I was born in there are millers who receive consignments of our wheat for that purpose.

Railway rates.

43,110. Do your railways at a distance from the coast carry at a very low mileage rate?—I am 100 miles from the coast and they charge on the ton six dollars 50 in paper money, or 65 cents a hundred kilos; we call a thousand kilos a ton.

43,111. Is that a very low mileage rate compared with the short distance rate?—It is a reasonably low rate, but it is not a very low rate.

43,112. Does the mileage rate fall with the distance?—Yes, it is a reasonably low rate—it is a fair average.

43,113. Are those rates sufficiently high to pay the railways?—That railway has been paying now.

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43,114. Generally speaking, is it the case that the railways are now paying fairly well?—As a rule yes. Of course the very high premium on gold is against remitting it here, but the railways have improved very much—all of them.

43,115. Do you think that the rates may still fall?—No, I do not think so.

43,116. They are quite as low as they can be?—I should think they are as low as they can be.

Railway rates and the gold premium.

43,117. (*Chairman.*) The railways, you say, lose by the high premium on gold?—Yes.

43,118. Do they raise their fare in proportion to the fall?—Yes, but they can never raise it to the full extent. They are not allowed to raise it to much more than half.

43,119. But they do raise it to some extent?—Yes, they do. Every week they adjust their gold premium. The Great Southern gold premium, for instance, is adjusted every week.

43,120. (*Mr. Everett.*) Do you mean that they adjust their fares only?—Their rates generally, both for fares and for freights. That is published every week—"This week up to such and such a date the premium "collected will be so much." The following week it may be 5 per cent more or 10 per cent. less.

Railway dividends.

43,121. (*Mr. Dalton.*) What dividends do they pay?—At the present time, I think, the Great Southern Railway is only paying 5 per cent.

43,122. (*Mr. Lambert.*) In paper?—In gold.

43,123. (*Viscount Cobham.*) Are they not guaranteed by the Government?—There are some of them guaranteed, but there are not many now; they compounded with some of them.

43,124. But some are guaranteed?—The guarantee was about being arranged when I left Buenos Ayres by the minister who had just gone in then.

43,125. (*Chairman.*) There appear to have been violent fluctuations in the value of the proper money?—Yes.

43,126. I suppose those are damaging to trade interests?—They are very damaging.

Quality of beef and mutton.

43,127. (*Viscount Cobham.*) How do your mutton and your beef compare with English mutton and beef?—Than our mutton there is no better in the world: not even the Welsh mutton.

43,128. And your beef?—Our beef is not so good. We have not arrived at the highest quality yet.

43,129. Is it improving?—It is improving very much.

Price of frozen meat.

43,130. How is it that Argentine mutton sells at so low a rate as 2½*d.* and 3*d.*?—That is frozen mutton.

43,131. Is it entirely owing to its being frozen?—Yes.

43,132. When you say frozen, do you mean chilled?—No, actually frozen. They have tried chilling it, but they have had to throw a lot of meat away by doing so.

43,133. It has not succeeded?—No.

Comparison with New Zealand meat.

43,134. How do you compare with New Zealand in beef and mutton?—Our mutton is just as good as New Zealand mutton. The beef I cannot speak about, as I have never seen any New Zealand beef.

43,135. (*Mr. Giffen.*) Does your mutton command as good a price as the New Zealand mutton?—Not, perhaps, quite as good a price, but that is natural—blood is thicker than water.

Fertility of the soil.

43,136. (*Sir Nigel Kingscote.*) You told us that the soil is a very good alluvial soil; is it likely to keep up its fertility for any length of time without having manures or any such things put upon it?—I think five years of wheat growing would be sufficient for that soil.

43,137. Has some of it deteriorated since you have been cultivating it; are you obliged to help it in any way?—No, we never help it. If we find that a plot does not produce well, we pass on to a new piece.

Land laid down with lucerne.

43,138. When it is wearing out for grain you lay it down to pasture?—Yes, with lucerne.

43,139. And then it is permanent?—Yes.

43,140. Do you never lay out any money upon it in the way of manures?—Never.

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43,141. (*Mr. Lambert.*) Will it continue to produce lucerne permanently?—I have been watching one piece in lucerne for 29 years, and it gives a splendid crop yet. In the neighbourhood of where I am living, there is a piece 11 years old, and it is certainly one of the best pieces of land I have ever seen.

43,142. (*Mr. Whitehead.*) Is that without manures?—No, you cannot call it without manures. You see the circumstances are changed altogether, because on those lands and paddocks we have our sheep running all the time. We do not bring them into yards at all. You get a lot of your manure in yards, and you are obliged to put it back on to the land, but we put it back on to the land straight from the animals. You cannot call that without manure. When you leave your stock out day and night you are manuring the land through the animals all the time.

43,143. (*Mr. Channing.*) You do not artificially feed the animals, I suppose?—No.

Climate.

43,144 (*Sir Nigel Kingscote.*) You told us you have no winter?—Practically none.

43,145. Have you suffered from droughts?—Yes.

43,146. Often?—No, not particularly so.

43,147. Does that lose you your grain crop or your wheat?—I have never seen a wheat crop lost by drought. Wheat is a grain that needs very little rain; I presume you are aware of that.

43,148. Have the cattle suffered from drought?—Our cattle and sheep have suffered a good deal.

43,149. Have you had any losses?—Personally, I have never had a loss in my life, but the people who do lose lose through not minding their cattle and through not taking measures to bring their cattle where there was grass on which they could live. We have always plenty of room for that.

43,150. (*Mr. Lambert.*) What is the heat there?—It is very warm from about the middle of December to the middle of February. Up to the 20th of February it is a bit warm.

43,151. What would you call "a bit warm"?—When it runs up to 94 and 95 degrees.

43,152. (*Mr. Everett.*) In the shade?—In the shade.

43,153. (*Sir Nigel Kingscote.*) During that time you have mentioned, when it is so very hot, are you obliged to employ any labour, or what do you do?—I have gone out at half-past four in the morning and come in when I could not see any more, just the same as when it is not so hot.

43,154. You have worked through?—I have worked right through.

43,155. You do breed, I suppose?—Yes.

Cattle, sheep, and horse breeding.

43,156. Is there much loss in breeding a large number of cattle, sheep, and horses?—Very little.

43,157. I mean when they are calves, or lambs, or foals?—Very little.

43,158. Is there no disease?—Practically speaking, there is no disease; scab in the sheep is all.

43,159. Are they very prolific: does not the hot weather affect them?—They are very prolific.

Improved breed of cattle.

43,160. Do you say that the breed of cattle is improving?—Very much.

43,161. Does that apply also to sheep?—Sheep have been improved. We have been working with English crosses for about 10 years, but before that we had in the Rambouille and the Merino as good sheep of that class as the world produced.

Quality of mutton.

43,162. I presume you are aware that the merino sheep is not a good sheep to eat, and I suppose you are doing what the Australians are doing, namely, trying to get out of the merino breed and to get into a better mutton sheep; is that so?—It all depends. I come here to England, and I consider that the sheep here are not good sheep to eat. It is a matter of taste altogether.

43,163. (*Mr. Lambert.*) Perhaps you get the Argentine mutton or the New Zealand mutton here?—No. I confess to you one thing that happens here. There is not a bad carcase of mutton which comes into this country which is not called Argentine, no matter where it comes from. All the tail end of the New Zealand, Australian, Canadian, and American mutton which comes here is every bit of it stamped as Argentine.

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43,164. (*Sir Nigel Kingscote.*) Is the importation of cattle and sheep and horses stopped now?—To a certain degree. I only know at the present time of one gentleman who continues it.

Importation of cattle, sheep, and horses.

43,165. Is that for want of money, or is it because they think there is no further good to be got by taking out these well bred animals?—It is due to want of capital.

Alluvial soil.

43,166. (*Mr. Whitehead.*) You speak of the land being chiefly alluvial. That would be merely in the valleys, I take it, would it not?—No, our best alluvial soil is on the hills.

43,167. Really?—Yes, the best in the district that I live in—and it is a very large district there—is on the hills.

43,168. The alluvium?—Yes. It is accounted for in this way; that it was not until a matter of 12 or 13 years ago that that part of the country was taken in. Where I am living now I have been in it when it was a desert. The ground on the hills was so soft that no rain ever came to run; it took all the rain like a sponge, and your horse would cover his hoof in the ground; it was so soft. The ground took up the heaviest rains like a sponge, so there was nothing ever running from the hills to the valleys.

43,169. Do you say that that kind of soil is practically unlimited?—It is unlimited.

Extension of railways.

43,170. You spoke of the railways not being extended and, as I understood, that that tended to decrease the cultivation of the land, is that so?—No. They have a lot yet to cultivate on the two sides of the existing railways. After that land is all taken up, if the railways are not extended of course it will have a tendency to decrease.

43,171. Will that affect the production of cattle?—No, I do not think it will.

43,172. Not to a corresponding extent probably?—I do not think it will. The fact of the matter is, I think, that the cattle will rather improve, because a lot of small holders there will have to go in for cattle and to farm on the European principle. A man who has got 1,000 acres of land, for instance, will have to apply a certain amount say to agriculture, and a certain amount to breeding horses, cows, sheep, pigs, or whatever he can make most of.

Cattle-breeding.

43,173. What is the particular breed of cattle that you find answers best in Argentina?—The short-horns.

43,174. Imported from this country?—Yes; to which we must come for everything good in the shape of horses or cattle.

43,175. Up till lately there has been a large importation of that kind of cattle into Argentina, has there not?—Yes, for the last 12 or 15 years.

43,176. From the best herds?—From some of the best herds.

Sheep-breeding.

43,177. With regard to sheep, what is the particular breed which has been imported?—We are crossing almost 85 per cent. with Lincolns.

43,178. Would that be on account of the wool and the large carcases?—Yes, it is the sheep that assimilates best with our Rambouillett and Negrete crosses.

Exportation of wool.

43,179. (*Viscount Cobham.*) The exportation of wool has very largely fallen off, has it not?—No, I think not.

43,180. I think the table in the Consular report shows a falling off of some 11 millions a year?—That is in value is it not.

43,181. (*Chairman.*) The quantity appears to have somewhat fallen off?—It may have done so, somewhat.

43,182. In 1889 it was 141,000 tons, and in 1893 123,000 tons; although in 1892 it was 154,000 tons. Perhaps, therefore, you might say that it has remained about stationary?—Yes, I should say so.

43,183. But the value has fallen off by more than 50 per cent.?—Yes.

43,184. (*Mr. Whitehead.*) The produce of wool is very important is it not?—Yes.

43,185. (*Viscount Cobham.*) Would the 1889 export represent mainly merino wool and the 1893 export a much larger proportion of English wool?—I would not say that even the 1893 export represented a larger proportion of English wool; I think there would be a larger proportion of merino wool even yet.

43,186. May we say a larger relative proportion in 1893 than in 1889?—Yes.

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43,187. (*Mr. Whitehead.*) Do you say that it is the want of capital which is causing the decrease in the importation of valuable stock from England?—Yes.

Importation of breeding stock from England.

43,188. In spite of the probabilities of the exportation of these live animals paying so well?—Very few people have got any conception of the possibilities of that business yet.

43,189. That is at present in the air to some extent is it?—No, it has been worked practically.

43,190. Do you think that is likely to attain to very large proportions?—It must be limited for this reason: That the River Plate can only afford a limited number of steamers. Purely cattle steamers can never go to that country and the cattle that are exported from that country must be carried on steamers that are plying in the general trade.

43,191. The question of transit therefore will stop it to some extent?—Yes, the exportation will be limited.

43,192. (*Mr. Lambert.*) Why cannot you get more steamers on the River Plate?—Because we cannot put the loading underneath them. In the States they can go to any port and be loaded up underneath the animals, but the number of steamers that can ply between this country and the Plate must be limited, because we have a limited supply of loading power from that country.

43,193. There are plenty of steamers?—Yes, but we have got nothing to put in them.

43,194. Do you want something as ballast, do you mean?—No, we want something that would pay.

43,195. (*Mr. Whitehead.*) With regard to swine, do you do anything in them?—Little or nothing; I may say nothing.

Linseed cultivation.

43,196. You spoke of the cultivation of linseed; that would be chiefly for the seed I take it?—It is for the seed altogether: the fibre is thrown away and burnt.

Cattle disease.

43,197. I think in answer to Sir Nigel Kingscote you said there is no cattle disease at all in the country?—That is so.

43,198. Is foot and mouth known at all?—We had some foot-and-mouth about 25 years ago, and I have never seen it since.

43,199. Then it has been in the country?—Yes.

43,200. And pleuro-pneumonia in the same way?—About the same time; it is 25 years ago or more.

Premium on gold and prices of commodities.

43,201. (*Mr. Giffen.*) I think you told us that your profit as a producer arises temporarily from the premium on gold; that you sell your produce practically for more paper than you did?—Yes.

43,202. And that at the same time you are not paying any more to your labourers substantially?—Yes.

43,203. I suppose that not only do you get more money for your produce, but the prices of other commodities, such as imported commodities, have all gone up in proportion to the depreciation of the paper?—No, not in proportion.

43,204. But to a large extent they have gone up?—They have gone up to a large extent—up to 60 per cent. perhaps, or a little over 60 per cent.

43,205. Have not the imported commodities gone up in proportion to the depreciation?—No, they have not. They have not gone up over 60 per cent., which proves one of two things; either that the importers are doing a bad business now and perhaps losing money, or that they were doing a very good business before; I cannot explain it otherwise.

43,206. Or possibly there has been a fall in the gold price of commodities elsewhere?—That may be too; that would of course assist.

43,207. As far as the depreciation of paper is concerned the prices of commodities must have gone up in proportion, or some people would be losing money?—Either that, or there was somebody gaining a lot more money than they ought to have been gaining before.

Labourers' wages.

43,208. I am quite satisfied with the statement that there has been a considerable rise of prices. Would not the inference from that be that as you are only paying the labourers the same money that you formerly paid them, the labourer is worse off than he was some years ago?—There is no doubt at all about that.

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43,209. That is the case?—There is no doubt at all about it.

43,210. Would there have been the same proportion of profit to yourself as a producer, if in any form the remuneration of the labourer had not diminished?—We have had a profit, and of course everything that comes out of his pocket just walks straight into ours.

43,211. Practically your profit arises, when we analyse it, from the diminution of the reward of the labourer?—Not exactly that; it is a factor, but it is not so much that.

43,212. Whereas the agriculturist in this country loses a profit because substantially the reward of the labourer has increased in the last 10 or 15 years?—There is something else to be added besides that; the value of the article produced has fallen.

43,213. But still when we analyse it, we find that the labourer is getting a larger share of the gross produce than he did before?—You pay your labourers well here; you pay them a good deal better than we do.

43,214. We find from what you tell us that the labourer is worse off in the Argentine Republic than he was some years ago?—There is no doubt at all about it.

Immigration to Argentina.

43,215. Then is it not the case that immigration into the Republic for settlement has diminished during the last few years?—It has diminished, no doubt.

43,216. Is there any immigration at all at the present time?—Yes; we had a balance, I think, of some 40,000 in our favour last year.

43,217. Some years ago you had 200,000, did you not?—Some years ago we had over 100,000, but there was a lot of that which was artificial. There were a lot of assisted passages then by the Government.

43,218. Who are the people who chiefly come for settlement; are they Italians?—Italians.

43,219. And Spaniards?—Yes.

43,220. Spaniards from the Basque Provinces?—Those are the best immigrants that we get in the country.

43,221. The Spanish?—The people from the Basque Provinces both from France and from Spain; the Spaniards particularly; they are the finest men we have got in the country.

Labourers' wages.

43,222. Would you not connect the fact of the smaller return which the labourer gets with the diminution of immigration into the country?—I have no doubt at all about it.

43,223. If wages were to rise to a point which would encourage immigration, you would not be able to produce quite so cheaply as you are doing now?—The matter of wages is not such a very great matter. I cited you a case to show that we are only paying in paper what we had to pay in gold. It is quite true that the employment of labour is not so very large. If wheat was a little better, or if those men had a little money and a lot of ambition, many of those men who go there would stop to work in the country; they would get plenty of people to give them all the land they wanted to work, and to assist them as well.

Production of wheat.

43,224. Do you anticipate that the production of wheat will always go on?—I think it must go on.

43,225. Even without much advance?—Yes.

Droughts.

43,226. Then with reference to what you said about drought in the country and the losses of stock in consequence; can you tell us whether there are any means of preventing or mitigating these calamities?—There are.

43,227. The drought is not a necessary evil?—It is not a necessary evil at all. When people learn to manage their places on intelligent ideas instead of working all the time from hand to mouth the difficulty will cease. As it is, as soon as they see a bunch of grass growing they want to put something to eat it, and so leave the ground perfectly bare all the time. So long as they do that they will always have droughts and always have losses. When that has happened a few times to them and they get the firm conviction that they must leave paddocks for certain seasons, then they will have no losses whatever. They need not have had any at all, but they have been crowding on to the land almost as many animals as could stand on it, and so naturally when a drought comes along anybody would know the result.

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43,228. Can you tell us anything about the freights on the river steamers from the neighbourhood of your farms to Buenos Ayres?—I cannot tell you anything about that, but I can tell you that the freights on the steamers are very low, as compared with railways, they are only about 50 per cent. of the railway charges.

Freight charges.

43,229. What about the difficulty of the steamers to which you alluded. The freights which must be paid to the usual steamers on the river would not apply to the conveyance of cattle and produce from Buenos Ayres to Europe, because at Buenos Ayres they can be put on any number of steamers they like?—No, they cannot. Our number of steamers must always be limited, because we have not got loading except for a limited number of steamers. We have only got one or two ports to load in, and we have only got loading for the holds of a limited number of vessels.

Limited freights.

43,230. That is out of Buenos Ayres?—Yes. One firm here, Lamport and Holt, have about 75 steamers in that trade, and Messrs. Houston have got several steamers, and there are several other lines running to that country.

43,231. Is there then a limited dock and harbour accommodation?—No, not that; we are limited as to the freight. We have only a limited quantity of material to send away in the steamers. They cannot send cattle steamers to that country as they do to the States. We have not got the wherewithal to load the steamers, so there must be always a limit. I think myself that the limit would be a matter of from 5,000 to 6,000 beasts a month. There is another thing, too, connected with that. They cannot send their 10,000-ton steamers there; such very large steamers cannot get within 100 miles of us. I do not think they can pass more than 6,500-ton ships. We were scraping the bottom coming out of La Plata on the 18th January with a 6,500-ton steamer. They cannot get within five miles of Monte Video. You will also understand that to load cattle they must go into a dock.

System of produce-sharing with colonists.

43,232. (*Mr. Clay.*) Is the share system between landland and tenant in farming increasing?—I think not, excepting on the lines of receiving a certain amount in kind as rent. But you cannot call that shares exactly; that is receiving a rental for your land in production, and not in money.

43,233. The owner of the land gets the produce, and he converts it into money?—It is not done that way. Where the man goes and you give him a piece of land which he works with his own family, and his own implements, and pays all his expenses connected with it, that man will deliver to you at the railway station all the way from 9 per cent. to 18 per cent., according to the contract, of what he has produced. But you have got no intervention at all in what he sells; it is his own, but he hands this per-centage over to you.

43,234. If he hands it over to you he hands the produce?—Yes.

43,235. And you sell it and convert it into money?—Yes.

Droughts.

43,236. Does drought affect you much in the country?—No, not particularly. For instance, I have stated that I have never seen a loss of wheat from drought. A maize crop I have seen lost from drought.

43,237. How does it affect cattle and sheep?—Badly, when it comes to those who act injudiciously and overcrowd their lands.

43,238. As in Australia drought brings very serious results?—It is not the same at all with us as with Australia. All over our country, at a distance of 20 feet under the surface, you have got good water, but in Australia that is not the case.

43,239. Have you artesian wells?—Not as a rule, but there are some artesian wells in the country. We do not need artesian wells for cattle or sheep. What we use are pumps with endless chains to draw the water. If the paddock is a small one we use an old Spanish means of drawing water by what they call a bucket without a bottom; it is elevated over two rollers by two ropes, and when it comes up it empties.

43,240. Is that worked by manual labour?—It is worked by a horse.

Probable development of wheat production, and of sheep and cattle.

43,241. As I understand from this valuable evidence which you have given, the production of wheat, and perhaps sheep and cattle, can be largely developed in your country?—Yes, very largely.

43,242. And you can lay the wheat down here at 18*s.* per quarter and have a profit?—Yes.

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43,243. Can the wheat land be developed in proportion to other things?—I think so.

43,244. The cultivation of the land is still open to the growth of these cereals?—Yes, we have only just begun.

43,245. Can the production of sheep and cattle be largely increased as well?—It can be very largely increased.

43,246. Has any of that produce gone to the States?—No.

43,247. You know they are a little afraid of your producing powers there?—According to the report which has got into the States they are. I saw the American Minister three months ago, and he was in a very big fright, and he has reason to be.

43,248. According to the evidence we have had here they are a little afraid that you will be their great competitors?—I beg your pardon, that is not the term; they are in a big fright; they are not a little afraid at all. I saw the minister who has been through the country, and gone through the colonies three months ago, in Rosario, as I tell you, and he was astounded.

43,249. (*Mr. Long.*) Who was?—The American Minister, Mr. Buchanan.

43,250. (*Mr. Clay.*) And you think that will really be a certainty?—There is no doubt at all about it.

Quality of sheep.

43,251. As I understand it, the quality of your cattle at the present time, and especially of your sheep, has been rather of a lower grade?—No, the sheep especially have been a good grade of the kind; that is the Rambouillet and the Negrete.

43,252. Have you been in the Metropolitan Market?—I have not been in the Metropolitan Market. It is necessary to find out whether the sheep you saw there, if they were bad ones, were Argentine or New Zealand sheep, because, unfortunately, everything in the shape of sheep that comes in, and which is bad, is all put down to Argentina.

43,253. What is the price of your sheep, dead weight, in the Metropolitan Market just now, do you know?—Imported alive into the country, and killed at Deptford they are 6½*d.* per lb. The best sheep that have been sold in Smithfield for three months were Argentine sheep; they were sold about a week ago by Mr. John Borthwick.

Frozen meat.

43,254. Is not 2*s.* 4*d.* per 8 lbs. near the mark for New Zealand meat?—That is frozen; I am talking of sheep that have been imported alive, and killed at Deptford.

43,255. But I am speaking about frozen mutton?—I should say it would be less than 2½*d.* a pound. New Zealand mutton is worth something more than River Plate mutton; that is to say, what they will allow to be classed here as River Plate mutton.

43,256. What is the general weight of a carcase of your sheep?—As to frozen mutton, I could not say.

43,257. What is the general weight of a carcase of your sheep dead, or frozen, or killed in the usual way?—It would be in the neighbourhood of 65 lbs.

43,258. 16 lbs. a quarter?—Yes.

43,259. I think you have just told us that you have not seen the sheep in the Metropolitan Market?—No, I have not been in that market.

43,260. So that you cannot speak from experience?—No, but I have been in Smithfield a great number of times.

43,261. Even with present prices you consider that you will be able, not only to increase the quality of the sheep, but to increase the quantity?—Yes.

Prospects of the British farmer.

43,262. So that if America is to be scared or frightened, what is the British farmer to do?—The British farmer has got a lot of things to do in a place like this; there are dairy farming, cheese making, poultry farming, fruit growing, and there are a lot of things that can be done in this country which the people will have to take to.

43,263. Have you carried out anything in the dairy department; in connexion with milk and butter for instance?—No. I was in charge of a dairy at one time on an estate that I managed, and it paid very well. I know it pays enormously here.

43,264. Could dairying and fruit growing be developed in your country?—Yes. There are a hundred things in our country which may be developed.

43,265. If you attack us on all sides, again I say, what is to become of the British farmer; will not the price of the land have to go down?—We do not think anything of fruit growing at the present time.

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43,266. Take the general exports of your country imported here; what is to be the British farmer's prospect?—I think it is dark.

43,267. I think Mr. Giffen put a question to you to the effect that our labourers wages are higher than with you; bearing that in mind, what position will the landlord and tenant be in in this country?—It is not encouraging to think of it at all.

43,268. How do you think they are to be helped?—I do not think they can live and pay taxes. Are you coming to that? If you would allow me to presume an opinion now, I will say that I do not think they can live and pay taxes at any rent and compete with us in growing wheat and cattle.

43,269. Do you consider that you can develop your trade in wheat and cattle so much that it will bring the British farmer to be scarcely a payer of taxes and rates?—I think so; it looks like it.

Taxes.

43,270. (*Mr. Gilmour.*) What taxes do you pay out there in the way of local taxation?—Our taxes are very light. The landed proprietors pay a direct contribution. I use the words "direct contribution" as a translation of the Spanish term. It is a direct tax on the land; but it is very low. The valuations are low and the tax is low in itself; it is five per thousand.

43,271. Do you call it a land tax?—Yes, it is a land tax, and it is only paid by proprietors.

43,272. (*Mr. Everett.*) Is it paid on the capital value?—Yes. It is four per thousand to the Government and one per thousand to the School Board.

43,273. (*Mr. Gilmour.*) What other rates are there to carry out local matters?—On the carts you have got to pay what they call a patent—it is a tax of so much.

43,274. Is it a sort of wheel tax?—Yes. For your marks on your sheep and cattle you have got to pay a patent also. Those are all the taxes with us.

43,275. I think you said that a family could cultivate 400 acres of wheat?—A family in which there were four workers.

Wheat cultivation.

43,276. Is the wheat sown broadcast?—Yes.

43,277. Then is the wheat threshed immediately after harvesting?—Yes.

43,278. Can you always depend upon good harvest weather for the necessary time?—Yes; at that season of the year you can almost to a certainty depend upon it.

Profit on wheat production.

43,279. The rate that you gave us was 15½ bushels to the acre, and 11*s.* an acre, I think you said, and you get, as I understand, half of the produce?—Yes.

43,280. You advance all these different things you have enumerated; food, I think you said, and all the implements?—Everything needed for the work.

43,281. Does that 11*s.* an acre give you a good return for your capital invested?—Yes; that gave me a return of 15 per cent., besides the advantage of having my land prepared to receive Lucerne seed.

43,282. Do these people repay you at all besides for any share of the food that you give them during the time?—Yes, they pay me for everything; it is all charged to them. Every advance I make to them I collect it from their share of the crop. If I pay a man for a month or two when they are busy sowing I charge it to their account. A certain sum per month is given to each adult that can work and plough to support himself, and that is all deducted from their half.

43,283. Have you ever calculated what is left to the farmer after everything is deducted?—He gets very good wages for his time; that is for the first year, mind you. If he goes on and fulfils his contract for the three years, his expenses are very much less after the first year in the tilling of the land, because the land once broken there is no trouble at all in tilling it.

43,284. Is the work done during the season—putting aside the harvest altogether—by the members of the man's family?—Yes.

43,285. And a man who has to employ labour, and who has not a family, in what position is he?—He will not be in nearly as good a position as the man with a family.

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43,286. He would really get nothing but his clothes and food, I suppose?—That is all.

Horse breeding.

43,287. What are you doing in the way of crossing horses in your part of Argentina?—Just where I am now there is no horse-breeding establishment, but in the province of Buenos Ayres there are quite a number. We are crossing with Clydesdales and Shires, and there are a lot of racing studs and thoroughbreds. Of course you know that Ormonde visited us there for a short time.

43,288. The crossing of the native mares down near Buenos Ayres is for street purposes chiefly, is it not?—Yes.

43,289. In the country districts you use just the native horse—I do not know what you call them—bronchos, is it?—No; criollos.

43,290. What class of horse is that?—It is a small and very handy and very hardy horse, running as a rule about 14 hands and 14 hands 2 inches high.

43,291. Are they bred on the prairie with the stallions running with them?—Yes.

43,292. Have they weight enough to do the ploughing?—No, we do not use them at all for ploughing.

43,293. Do you use oxen altogether?—We use both horses and oxen. We use horses with the gang ploughs, but for those we buy horses with a little weight in them; we buy Clydesdales and Shires for that work. These criolos are too light for that work; and they are also too light for heavy carting; there is not enough weight in them to resist the weight of the load.

43,294. So that the same remark would apply to the importation of Shires and Clydesdales as would apply to shorthorns, namely, that when times get better the pedigree trade will improve in your opinion?—I have no doubt at all about it.

Cattle disease.

43,295. (*Mr. Long.*) You referred to your cattle just now, and you told us that their health was very good; has there been to your knowledge any pleuro-pneumonia among the cattle in Argentina?—I have known of none for 25 years. Mind you, I will not say there has not been any, but I have known of none for 25 years, and there has been nothing at all general. There may have been an isolated case of an imported animal, or something of that kind, but it has been stamped out on the spot; there may have been such a case.

43,296. Are there any Government precautions which have to be taken if there is a suspicious case?—Yes.

43,297. Can you tell us what they are?—The animal is cremated, and so is everything about the place where the animal has been.

Importation of meat to England.

43,298. I understood you to say that you are perfectly content to import your animals into England subject to slaughter at the port?—Yes.

43,299. You are quite content with the profit that you make if you can get the animal to the English port and have him killed there, and distributed as dead meat?—That is it.

43,300. You were naturally unwilling to tell us what profit you would have upon those imports?—Of course, that is natural.

43,301. But you indicated that at 13*l.* to 14*l.* the profit would not be a very large one?—No, at 14*l.* the profit would not be a large one.

43,302. (*Mr. Lambert.*) What about 13*l.*—I think you said 13*l.*?—Yes, I did.

43,303. (*Mr. Long.*) As I understood, you said it was possible to do it at 13*l.*, but you contemplated 14*l.* as the price?—Yes.

43,304. If the profit is to be so very small at 13*l.* to 14*l.*, what is the object of the Argentine people in having meat sent here at such a very low price?—It is not the Argentine people who are doing it.

43,305. What is the competition that you have to meet; is it the competition of the New Zealand meat?—Yes, and the States meat also; there are live animals from the States.

Importation of live American cattle.

43,306. Surely the live animals from the States which are landed here—and I have seen a great many of them repeatedly—are not 90-stone bullocks, three years old, and of good quality?—A lot of them are.

43,307. Not the majority of them, are they?—The majority of those I saw at Deptford were. I have paid three visits to Deptford. Is it very long since you saw them? Of course it is 8 lbs. to the stone, mind you.

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43,308. I know. They land a great many at other ports besides Deptford?—I can only speak of Deptford, because I have been there. I have paid three visits to Deptford to see Argentine and American cattle. I saw American cattle there, than which there are no better breed in the world.

43,309. A good quality of meat?—Yes, and there are none better bred in England. There is a reason for it; they came here 15 years ago, and bought a couple of your best herds.

43,310. Then they were selected lots?—No, they were two or three lots that I saw of de-horned cattle as they call them.

43,311. You say a special reason for their being so good was because the Americans came here and secured good blood some years ago?—Yes, and they have been crossing ever since. They came from Maryland and Kentucky.

43,312. That is the best part of the world for them?—Yes.

43,313. After all you selected the two choicest spots?—Yes. They were sold at 18*l.* 10*s.*, and they cost 13*l.* 10*s.* where they were grown.

43,314. They made 18*l.* 10*s.* here?—Yes.

43,315. What are the cattle that are driving yours down to such an extraordinary price as 13*l.*?—There is nothing driving us down, but we can do it at that price.

Quality of American and Argentine cattle.

43,316. I imagine you are like other people, you can do it, but if you could get more money you would not be averse to taking it, would you?—Our quality is not to be compared for a moment with the quality of the States.

43,317. It is not so good?—It is not so good; it will take us 10 years to breed up to it. These were perfect cattle that I saw from Maryland and Kentucky.

43,318. And they made 18*l.* 10*s.*?—Yes.

43,319. That we have no objection to, but if you can put cattle into the market which could compete with ours in quality and condition at 13*l.*, that will be very serious?—They cannot compete in quality at all.

43,320. Or at 14*l.* it would be a disastrous blow to our trade?—They cannot compete in quality.

43,321. (*Chairman.*) I rather gathered that that was so; as I understand you, it will take 10 years to get up to the average of the Americans?—At least. There are a few isolated cases of gentlemen like Mr. David Sherman and Mr. John Fair, who have got establishments in which they have been breeding for a very long time. They can send a limited number of very good high class animals.

43,322. At the present moment your cattle at 13*l.* or 14*l.* are about on a par with the American cattle which are selling at about 18*l.*; is that it?—There is not much difference.

43,323. (*Mr. Long.*) Do you contemplate by the end of this 10-years period that your power of exporting cattle will be improved by the quality of the cattle getting to the 18*l.* standard, or that it will remain at the 14*l.* standard?—No, it will not be at the 14*l.* standard at all; I hope that we shall reach the 18*l.* and more. As a matter of fact, Argentine cattle have been sold here at 19*l.* 10*s.*, but then, one swallow does not make a summer, and that is an exceptional case.

43,324. I want to get from you whether you contemplate, with all your great experience as a breeder and raiser in Argentina, that a man will be able to breed and prepare for the market, and export a good quality of beast of fair weight, and sell him at a profit in this country at 13*l.* or 14*l.*?—Yes.

43,325. Such a beast as the Americans?—No. The price will have to go up when we get to that, because the higher we go in our class the more it will cost us. It will cost us something in the next 10 years to better our cattle.

43,326. Precisely, and therefore if you are to retain the interest you hold now for relatively the much better article which you hope to have you must improve your price?—Yes.

43,327. Therefore you do not contemplate competing with the English cattle at a price of 13*l.* or 14*l.*?—No, not at all.

43,328. That makes all the difference in the world, of course?—Yes.

43,329. (*Mr. Lambert.*) Will it pay when you have improved their quality to send them over here at 13*l.*?—Distinctly not. You must always take into consideration that we are a greater distance away than the States, and that there is a great difference in the freight. Though our passage is like taking a sea trip on a lake, except the Bay of Biscay, yet we are twice the distance away.

Profitable price of wheat.

43,330. (*Mr. Long.*) I understand you to put the price of wheat which would remunerate you at 18*s.* a quarter?—Yes.

43,331. How would it be at 16*s.*?—That would be a bad business then. I think there are a lot of people, those Italian Colonists who have settled in the country, who are committed to growing wheat, and who would have to continue, but it would be a matter of their living and leading an independent life, and working pretty well for what they would eat and wear if you took it down to 15*s.* or 16*s.*

43,332. The price of wheat in England, as you know, is not an indication of the actual price of that wheat to the grower, because as you are probably aware the English farmer consumes now, owing to the bad price, almost as much wheat as he puts into the market; do you know that there has been such a revolution of the wheat in this country?—I have heard that they were giving wheat to their animals.

43,333. Are you aware that there has been an enormous decrease in the area under cultivation in wheat in this country?—Yes. I thought, without anybody telling me, that that would be the case, because from what I know of these countries I do not think they can produce the wheat at the rate, and naturally I thought the people would not sow it.

The position of the British farmer.

43,334. I could not quite understand why you should take that most remarkably despondent view of the British farmer's position, that he can hardly live and pay his taxes in the face of this competition, because if you have to keep up the price of a bullock at 18*l.* 10*s.* we can pay our rent, rates and taxes at 18*l.* 10*s.* for a bullock; and the wheat question at 18*s.* a quarter has practically ceased to be a factor in England?—Very well. I do not say so with regard to cattle farming, dairy farming, and those things, but I do say it with regard to wheat-growing, mind you.

43,335. Your remarks only applied to wheat-growing?—Yes.

43,336. They appear to be more general?—I do not think I said anything else, and if I did happen to say otherwise it was a mistake.

43,337. You meant that to apply solely to the wheat-growing farmer?—Yes.

Effect of cost of producing Argentine wheat on prices.

43,338. (*Chairman.*) Do you consider the fact that in the Argentine Republic wheat can be grown at 18*s.* does determine at this moment the price of wheat in the market? Do you understand my question?—I am not exactly with you.

43,339. You have told us that there has been a very great increase in the cultivation of wheat in the Argentine Republic?—Yes, I estimate about 20 per cent.

43,340. And that there has been a great increase in the export of wheat?—Yes.

43,341. All within the last three or four years?—Yes.

43,342. You have told us also that wheat can be produced in your country from 18*s.* to 20*s.* per quarter?—Yes.

43,343. Do you consider that it is the great increase in the growth of wheat in your country, and the very low price at which you can produce it which have determined the price in the market here?—I think so, undoubtedly.

43,344. That is the main determining factor at this moment in the very low price of wheat, namely the very low price at which it can be produced in the Argentine Republic?—Yes.

Continuation of low prices.

43,345. Do you think it is likely to continue, or will there be other circumstances which may come, and which may tend to raise the price even in the Argentine Republic?—I think it is likely to continue.

43,346. Is it not possible that the superior profits which can be made in cattle and other things in the Argentine Republic may make a change?—The mass of the people occupied in the wheat growing are not in a position to go in for cattle farming. There is practically no cattle farming in that country with less than 1,000 head.

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43,347. Then as cultivation increases they must go on growing wheat?—Yes.

43,348. Therefore you consider the low price is likely to continue because of this increase in the Argentine Republic?—It is my opinion.

Future increase in cattle and sheep.

43,349. (*Mr. Dalton.*) Is there enough land in Argentina to enable a great increase to take place in the cattle and the sheep?—Yes.

43,350. I understood that in some districts they were already crowded upon the land?—Yes, but those are on the fine grass lands, the lands that are first taken up, lands that become refined and are equal to any of your English pasture lands, as far as fine feed is concerned. Most of those men have got outside places, but they are dilatory about their business and neglect it. You will find bad farmers all over the world, and I call a lot of them very bad farmers; and very bad farmers, not only with regard to not leaving a portion of their land to meet emergencies, but in overcrowding their lands altogether, and in being avaricious about gains.

43,351. Outside the land which is at present occupied by cattle and sheep is there a large quantity of good land capable of being used by cattle or sheep without further cultivation?—A very large supply.

43,352. (*Chairman.*) For sheep also?—Not so much.

43,353. Then you have nearly reached the limit in the production of sheep?—There is a good deal of land which is not filled up, particularly in the southern part of Buenos Ayres, and south of the province of Buenos Ayres, in the national territory, and to the west of the west of the Province of Buenos Ayres on the Pampas. Those are lands which are not suitable for sheep at present, but must be refined.

43,354. (*Mr. Dalton.*) Is there an unlimited quantity of this land, or is it limited?—I should say there must be five million acres.

43,355. Is there enough to carry double the present quantity of cattle and sheep?—More.

43,356. Treble?—Treble the quantity of cattle, not sheep—I should say double the quantity of sheep, more or less.

43,357. Double the quantity of sheep?—Perhaps; I would not like to say double the quantity of sheep at the present moment. Of course you can always put a limited number of sheep on those lands as you go on.

Immigration.

43,358. I think you said the immigration of Italian and Spanish immigrants is falling off?—Yes.

43,359. If it continues to fall off, can you continue to increase the amount of your wheat harvest?—I think not.

43,360. Therefore that may prevent your wheat harvest from increasing to any extent?—It might do so; but I think at the same time it is impossible that immigration into that country can fall off.

43,361. Why?—Because it is about the only place left with a very good climate. There are more facilities given to a man who is inclined to work in that country than in any other that I know of or ever heard of.

Labourers.

43,362. I understood that the labourer in your country was badly off as compared with the labourer in England?—That is the labourer who is working for wages.

43,363. The labourer who is working in America is better off than the labourer who is working in England?—I have heard so.

43,364. Will that not divert the immigration from your country to other countries?—I do not think it will.

43,365. Not if they have got a better chance and better wages in other countries?—I am trying to prove to you that they have not got a better chance. In none of those countries I have ever heard of has a working man who is steady and industrious, and who shows that he is inclined to work, get the same chance as in the Argentine. You know, and we all know, that to have land turned up and worked on the system I have been working on, of giving the men half the produce of their work on a certain amount of my land, may be largely extended; I am not saying that it will be, but it is capable of being so; those men would be much better, I think, in that country than in any other country I know of that they could go to now.

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43,366. At the present time emigration to your country has fallen off?—It has been improving. It had fallen off very much, but last year I think we had a balance in our favour of 40,000.

43,367. As against 200,000 some years ago?—As against a hundred and odd thousand, but that was a bogus business altogether.

43,368. (*Viscount Cobham.*) Are these Italians going elsewhere, because I think the emigration from Italy has not diminished?—Yes, they are going elsewhere, and being very badly treated. A lot of them are going elsewhere, and then coming to us after having been elsewhere. A lot are going to Brazil, and coming down to us immediately.

43,369. (*Mr. Dalton.*) These labourers who come over for four months in the year evidently do not feel disposed to stop; how do you account for that; when they go back I suppose they do not take a very good story of the country with them?—A great number of those are young unmarried men, and they do not care so much about taking up land with wheat at present prices, and with the present outlook. But although those men are earning something a year, and going backwards and forwards, and seeing how things are going on, the moment they find the turn comes they will stop.

43,370. How much could they take back with them after their four months' stay?—I do not think it would pass 20*l.*

43,371. They would pay their passage out of that?—They have to pay their passage out of that, of course.

43,372. What is the cost of the passage?—I do not know that.

Rent of land.

43,373. I think you reckoned the rent per acre as paid in this produce at about 11*s.* a year, did you not?—No, I think not.

43,374. Then what did you reckon it at per acre paid in money instead of in produce?—We are paying as much as two dollars and a half paper per acre.

Selling value of land.

43,375. Can you tell us what the capital value of the land is, and what it fetches when it is put up for sale?—That depends on circumstances altogether. It depends on the position from the coast; it depends on the distance from the railway station; it depends on the quality of the land, and whether it has got much low land on it or not; in fact there are a lot of attendant circumstances that it depends on.

43,376. Can you give us the average or the maximum and the minimum cost if you buy the land out there; I think a great many immigrants do buy good cultivated land?—16*s.* an acre.

43,377. That 16*s.* an acre would be the capital value?—Yes, but he must take the high with the low; that is as it runs; it is not selected land.

43,378. Then the rent of it would be very much less than that, would it not? What would the rent be per acre if you take it year by year on land of that kind; would it be a shilling an acre?—No, it would be more than a shilling an acre; it would be about 3*s.* an acre, I think.

43,379. Then it is only worth about five years' purchase?—That is all; they have been selling it at that. Generally speaking, they will sell small lots. A man who has got 20,000, 30,000, 50,000, or 100,000 acres of land will sell a few lots here and a few lots yonder, and so on. That is the beginning. Then when once those lots are settled, the value of the whole property is enhanced.

43,380. If you have got a large estate in really fine condition, is it not worth more than that, with its paddocks and so on?—Yes, land laid down there in paddocks with lucerne is worth 7*l.* an acre.

43,381. (*Sir Nigel Kingscote.*) But that has had money expended on it?—Yes, money, time, and patience.

43,382. (*Mr. Channing.*) 7*l.* in paper?—No, in gold, sterling.

Taxes.

43,383. (*Mr. Dalton.*) You pay in taxation 5 to 1,000 on the capital value?—Yes.

43,384. Exclusive of the wheel tax?—Yes.

43,385. If you brought that down from the capital value to the annual value, what would it be? Would you reckon that the annual value of 1,000*l.* would be 40*l.*, because, if so, you would be paying on your annual value 5*l.* a year out of 40*l.*, which would be 1*l.* out of 8*l.*, and that would be half a crown in the £?—It would be more than that; it would be 80*l.* with us.

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43,386. Then you would be paying 5*l.* on the 80*l.*, and that would be 1*s.* 3*d.* in the 1*l.*?—Yes.

43,387. Besides that you have a wheel tax?—Yes, but that is a very small tax indeed.

43,388. What is it exactly?—It is about 3*s.* per vehicle of four wheels.

43,389. Have you got good roads in Argentina?—We have got no roads at all, and they are splendid roads. That is an Irishism. You can drive where you like.

43,390. That would be one great reason why your local taxation is not so high as in other countries?—Yes. There is no such thing as mending the roads in that country.

Sheep-breeding.

43,391. (*Mr. Lambert.*) What is the breed of sheep that you have there principally?—We are crossing them now largely with Lincolns, but they were Rambouillets and Negretes, principally Rambouillets, a French breed.

43,392. Do you calculate to go on changing or crossing them, in order to suit the British markets?—Yes; we are breeding now for wool and mutton; before with the Rambouillets we were breeding for wool alone, but, as I say, we are breeding now for wool and mutton.

43,393. What would be about the average weight of Argentine sheep?—About 65 lbs. is the weight of those we purpose sending to your country; that is about 16 lbs. a quarter.

43,394. (*Mr. Little.*) What age?—From 18 months to two years.

43,395. (*Mr. Lambert.*) Do you use no artificial food at all?—None at all except the lucerne.

43,396. How much do you calculate that you would have for putting in our market sheep of 65 lbs.?—We are infringing again on private business, I am afraid.

Barley and oats growing.

43,397. Do you grow any oats or barley?—People that grow wheat never grow barley.

43,398. Do you grow any oats?—We grow some, but ours is not exactly the latitude that oats does best in. It grows very well, but it is not excellent. South of Buenos Ayres, 300 or 400 miles south of the city, we used to grow splendid oats, and they grow splendid oats there yet.

Exportation of hay.

43,399. You exported a considerable deal of hay, did you not, last year?—Yes, and there was a good deal of rubbish exported last year; some hay and a good deal of rubbish.

43,400. You do not anticipate that that will be continued, do you?—No, unless it is calamitous with your people here. If it is less than 7*l.* or 8*l.* a ton value here, we could not export it.

Interest on land investment.

43,401. What is the rate of interest a man gets for his money in Argentina?—All the capital you could take to the country could be invested to-day with absolute security at 8 per cent.

43,402. Gold?—Gold. Seven to eight per cent.; not less than seven.

43,403. Could you buy land at that price?—To give you that return, do you mean?

43,404. Yes?—I think so. You would require to work on it though; that would be buying outside land and developing it.

43,405. Is there no such thing as buying land and letting it out, except by the payment of rent in produce?—You can buy land to rent, but it is not a satisfactory basis.

43,405*a*. What is the language?—Spanish.

43,406. Do a number of people speak English?—All the English residents, of course, and their descendents speak English.

Language.

43,406*a*. (*Chairman.*) Is Spanish going to be the language of the country?—Spanish is the language of the country.

43,407. Do these Italian labourers eventually learn Spanish?—It is exactly the same as in the States. In the States they have all got to come to English, and all the people who come to our country have got to come to Spanish, which is the official language of the country.

43,408. Spanish is destined to be the language of the country?—Yes.

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43,409. All the English residents, I suppose, have to learn it?—Yes.

43,410. (*Mr. Gilmour.*) What do they teach in their schools?—Spanish. At the same time there are schools of all nationalities. We are most cosmopolitan people in that country. Of the 600,000 in the city of Buenos Ayres, 400,000 are foreigners, and you can go into no public place such as into a restaurant to have breakfast or anything of that kind, where you will not hear five languages at least spoken around you, and you may hear nine.

System of produce-sharing with colonists.

43,411. (*Mr. Channing.*) Of your half that you take of the produce, how much do you count would be ordinary rent, after allowing for interest on capital and your other outlays in regard to your land?—Out of my half, I have got to take the entire rent. I should get ten dollars a square, that is two and a half dollars an acre.

43,412. About what proportion of the gross produce would it come to?—It would be in round numbers about 12 per cent. in lieu of rent.

43,413. One of my friends who has land in the Argentine and rents it out, receives in produce a twelfth; is that a usual amount?—It all depends on the position of the place, because what they pay runs all the way from 9 per cent. to 18 per cent. Where it is a twelfth of the produce of the land that would be within, say, six or seven miles of a railway station.

43,414. (*Mr. Dalton.*) How do you ascertain that when you get paid over, do you keep accounts?—Yes.

43,415. (*Mr. Little.*) You take it all and you give half to the man?—That is what is done in my case. Those men had nothing; they came in with clean hands and a will to work and I gave them everything.

43,416. (*Mr. Channing.*) You go to all the capital outlay on the farm?—Yes.

Land laid down with lucerne.

43,417. Now about the land which, after wheat, is laid down; how soon does it come into use for pasture?—Within six months of your sowing it with lucerne.

43,418. (*Mr. Little.*) Do you sow it in the crop, or after the crop?—I have sown it in the crop, and I have sown it without the crop, but I do not approve of sowing it with the crop.

43,419. (*Chairman.*) How long does it last?—Practically for ever.

43,420. Year after year?—Yes.

43,421. (*Mr. Channing.*) How soon does it acquire the 7*l.* sterling value that you spoke of?—A year after it is sown.

43,422. As soon as that?—Yes.

43,423. (*Mr. Little.*) Does the lucerne itself stand permanently or is it succeeded by natural grasses?—It will stand permanently, but I do not say that you will have as many plants in a square yard at the end of ten years as you had at first, but you will have just as much hay.

Reduced cost of transport of grain.

43,424. (*Mr. Channing.*) Now about the bags; we notice that they form a very heavy proportion of the cost; are the railway companies and the shipping companies introducing any changes in the transport of the grain which would enable you to do away with bags?—They have been invited to do so this year, but up to the time of my coming away from there, the 18th of December, there was no special change made. They were already supplied with wagons, with which they might have made the experiment.

43,425. Do you anticipate, as a business man, that that is likely to come about?—I think it is.

43,426. How soon could that be made general do you think?—In one year; it is a matter of a siding.

43,427. That would materially modify the price of wheat which would give a profit in the Argentine?—Yes it would give them an advantage of——

43,428. Eight or ten per cent. would it not?—Of about 12 or 13 cents per 100 kilos; that is, about three cents in gold per bushel.

43,429. Suppose that is carried out, what would be the paying price for growing wheat there?—You may reduce it by the amount of advantage that they have, taking the actual paying price at present of $4·25 to $4·50 in paper on the spot.

Linseed.

43,430. Now about linseed, is that sent in the rough or is there any cleaning process?—It is all cleaned; I do not say that it would not be necessary to run it through cleaners here afterwards, but it is all cleaned in the rough.

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The currency.

43,431. You spoke of the railway charges being altered from time to time according to the premium on gold; is that applied to other articles of commerce?—No; at least there is no publication. Each man who sells will put on his own price. A man says "gold has "gone up; to-morrow I must charge so much more for "what I have to sell."

43,432. Do you find the cost of the necessaries of life goes up in proportion to the gold?—Not in proportion.

43,433. (*Mr. Everett.*) In your country I think you reckon values by dollars—that is the ordinary measure with you?—Yes.

43,434. Your dollars in ordinary use are paper dollars?—Yes.

43,435. Have they on the face of them a promise to pay?—They bear a promise to pay, but a lot of them unfortunately are promises which are broken; they are like pie-crust.

43,436. I only want to know what their face statement is?—It was a promise to pay in gold originally, but they do not promise to pay in gold now.

43,437. They do not stand upon silver—they stand upon gold?—Yes.

43,438. (*Chairman.*) The currency of the country is nominally gold?—Yes.

43,439. But it is really a depreciated paper?—Yes.

43,440. (*Mr. Everett.*) Do not your paper dollars still retain the promise to pay, only the fulfilment of it is deferred?—On the new issue there is no promise to pay in gold written on the face of it.

43,441. Do you receive coins of gold or silver in the country ordinarily?—I have seen one or two Argentines in my time.

43,442. But it is quite the exception to see coin?—It is indeed.

43,443. All the business is done with these paper dollars?—All.

43,444. (*Mr. Dalton.*) Including the payment of taxes to the Government?—Yes, but the import duties are paid in gold.

43,445. In what gold—in what coins, I mean?—You may calculate it in pounds sterling or in hard dollars.

43,446. It is at the rate of exchange of the day?—Yes; the full premium is charged there.

43,447. (*Mr. Everett.*) What is the premium to-day, within a little, do you know?—It is about 350 premium. The gold dollar is worth about 3½ paper dollars.

43,448. A dollar is 4*s.*?—Yes.

43,449. Therefore 4*s.* of our money will change into about 14*s.* of your money?—Yes.

Prices in gold and paper money.

43,450. You sell wheat here, you say, now at 18*s.* a quarter, so that if we multiply that 18*s.* by 3½, we should find that you get over 60*s.* in your paper dollars in the place of the 18*s.* here?—Yes; here.

43,451. That 18*s.* brings you 60*s.* per quarter of your paper money?—Yes, if you take it that way, but that is including freight and all expenses, of course.

43,452. (*Mr. Little.*) You do not pay the freight in paper?—No, but this gentleman takes it as being the price here.

43,453. (*Mr. Everett.*) Still even having to pay the freight in gold, you get very nearly 3*l.* a quarter for your wheat in your paper money?—In our depreciated paper currency.

43,454. And the steers that you said can be sold here at 3*l.* would bring you home something over 10*l.* in your paper money?—That price is on the spot where they are grown.

43,455. The effect of the difference between your paper money and our sterling has been, I think, not to alter the price on your side of the water, but to knock the price down on our side in our money?—Yes, it has done that to a degree.

43,456. Have your prices altered much in the last 10 years in your paper money in your own country?—They have; prices have gone up a matter of about 60 per cent.

43,457. Has the price of grain in your country gone up 60 per cent.?—The price of grain has gone down 100 per cent. in the last three years.

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43,458. Even in your money?—Yes.

43,459. You only get about half in your money for it?—I sold three years ago at 10 dollars, and I sold last year at $5 25. When I sold at $10, the premium on gold was 180, and when I sold at $5 25, the premium was 240. So it went down in two ways, and I was getting about 47 per cent., I think, of the price that I had sold at two years previously.

43,460. Although you have what they call an inflated currency, your prices have actually gone down in that, even in that, instead of going up?—Yes.

43,461. (*Mr. Dalton.*) In grain?—Yes.

43,462. In other things they have gone up, I suppose?—Yes.

43,463. (*Mr. Everett.*) They have gone up in things that are imported?—And they have gone up in cattle and sheep also.

43,464. But grain has gone down?—Yes.

43,465. That is very curious. I think your agriculture has gone ahead by leaps and bounds in the last few years?—To a marvellous extent.

The gold premium.

43,466. During that time the depreciation of your money has been increasing; as the premium has gone up your agriculture has extended more?—Yes.

43,467. (*Chairman.*) Has the depreciation gone on continually?—Yes.

43,468. I thought it was not so much now as it had been?—No; it went to 250, and it is pretty hard to get it much under that. It comes down to 225 occasionally, just to pay us a visit.

43,469. Has it not been above that?—It has been as high as 330, but that was only for a moment; it is now between 250 and 260.

43,470. How long has it been about 250?—For the last eight years it has been from 240 to 260.

43,471. Before that, for the previous two years, what was it?—It had been in the neighbourhood of from 190 to 220 for more than a year.

43,472. (*Mr. Everett.*) On the whole, during the period that your agriculture has been leaping ahead, your premium has been going up all the while?—If it has not been going up all the time it has been high all the time.

43,473. Do you think the increase of the premium hurts the producer and the grower of corn in your country?—Everyone in that country who produces more than he consumes is benefitted by it momentarily, but the country generally, I presume, at least I have always heard it said, is a loser by a depreciated currency.

43,474. You do not speak of that from your own knowledge?—No, not from my own knowledge—I know nothing about political economy.

43,475. Your country consists almost wholly of producers, I suppose?—Yes.

43,476. It is a producing country?—Yes.

43,477. As your gold premium rises they are able to lay their produce down on this side of the water for less gold, because their expenses in growing the corn do not go up as fast as the premium?—That is it.

43,478. (*Chairman.*) Still they go up, though not quite in the same proportion?—They go up, but not in the same proportion.

43,479. (*Mr. Everett.*) I understand you that the bulk of the produce in your country is not grown by people who pay wages, but that it is grown by people who work for themselves?—That is the fact; but, of course, those people buy something to clothe themselves and to live on, and the prices of those things go up also. The prices are always fluctuating, and those gentlemen have got a very happy knack of knowing immediately when the premium goes up, and they put up their articles, but they never hear of it coming down at all.

43,480. The things that they buy would be a mere bagatelle in comparison with the things that they sell?—Yes, it is true.

43,481. (*Chairman.*) It is the people who pay wages who gain most by the depreciation?—Of course, there is a lot of service in the country it is true, but then it is not necessarily agricultural. There are men who are working for ranch owners; men who are working, minding cattle, and that kind of thing. Every man who employs labour is benefited.

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43,482. Those are the people who gain most by all this depression?—Yes.

43,483. And the labourers lose?—The labourers lose a corresponding sum.

43,484. (*Mr. Everett.*) The labourers would be a very small proportion of your population; your population are mostly engaged in producing with their own hands, as I understand it?—That is in tilling the lands; but, of course, those people who are maintaining 80 millions to 90 millions of sheep, and 25 millions to 35 millions of horned cattle, and five million horses, besides goats and various other things, are very numerous. There is a lot of labour employed on that kind of work—a great deal more than the labourer employed on agriculture.

43,485. (*Mr. Dalton.*) Is that native labour?—Both native and foreign labour. The native labour is almost exclusively employed on that.

43,486. (*Mr. Everett.*) The labour even on that would bear a very small proportion to the value of the stock, I imagine; one man would see after no end of sheep or cattle in your country?—It would bear a very small proportion.

43,487. Then it appears to me that we come very much to the conclusion that the premium is really a benefit to your country, because your country is a producing country, and it is a benefit to the producing classes, because it enables them to undersell other people?

Effect of depreciated currency.

(*Chairman.*) Is that your opinion?—I think it is. Mind you, I have never gone into that subject, but it looks, on the face of it, to be so; the argument seems to run that way, and I would take it to be so. I always think that I am gaining by a depreciated currency so long as I produce more than I consume.

43,488. (*Viscount Cobham.*) Then the more you depreciate the currency the better off you will be?—Yes.

43,489. (*Chairman.*) Is that the logical conclusion; that the more a country depreciates its currency the better?—At the same time I do not believe for a moment, and I cannot believe for a moment, that it is not all the worse for the country as a country and as a whole, though individuals may be benefited by it.

43,490. Certain individuals of the country may gain very much by it?—Individuals are benefited by it, but taking the country as a whole, I cannot believe that it is not an injury to the country which has got a fluctuating and depreciated currency.

43,491. (*Mr. Everett.*) Where you have a gold debt one can quite understand that it is so as regards that debt; but as regards production, which I imagine is the life of a new country, it appears to me that you have been greatly benefited, for yours is the only country where agriculture has been going a-head by leaps and bounds?—Yes, it is true; but on the other hand, there is an almost even balance between production and consumption and supply and demand. We from that country make a sudden plunge into one side of the scale with 500,000 tons of wheat, say, and the whole thing goes flop, of course. Our own throats are cut in the operation, as well as our neighbours', because, as I tell you, our ten dollars two years ago, which was the price at which I sold my wheat then, was less than five dollars last year; I sold it actually at $5·25; but when I come to calculate out the difference of the premiums I did not get five dollars for it.

Depreciation of currency and increase of production.

43,492–3. (*Chairman.*) Then it comes to this: that the impetus given to the cultivation of wheat by the depreciation of the currency, has resulted in a great increase in the production of wheat, and that has sent down the price?—Yes.

43,494. Therefore things are finding their level, even in the Argentine Republic?—Yes.

43,495. (*Mr. Everett.*) Do I understand that the price of wheat in your paper money in the Argentine is actually lower now than it was when wheat was at a much smaller premium?—I cited the case in point in which I sold, receiving, I think it would be not more than 47 per cent. of the price that I got two years ago.

43,496. (*Mr. Little.*) It is less than 47 per cent?—Probably it is less.

43,497. (*Mr. Everett.*) It seems a remarkable fact that alongside of a depreciation of currency you have a fall

in prices instead of, as is ordinarily supposed, a rise?—Caused by ourselves; caused by over production.

43,498. Of course there was an enormous increase for a year or two?—Yes.

43,499. Is it not the fact now that with your depreciated currency you are really able to under-sell the world?—I believe it is a fact.

43,500. So do I. Alongside with a great depreciation of your money an astonishing increase of production has gone on?—Yes.

43,501. And the prices of things which you produce have actually not risen in your country, but the price of cattle, I think you said, had risen?—Yes.

43,502. What you sell here for 4*s.* turns into rather more than three times 4*s.* when you get it into your country?—I am afraid there is some slight mistake about that. We cannot call them shillings. It is three times 4*s.* in soiled paper money.

43,503. And that paper money is accepted in payment of taxes?—Yes, it is accepted in payment of taxes, but of course the taxes have not been raised, and they have not taken any notice of the premium for local taxation.

43,504. Neither has labour gone up in proportion?—No.

Mortgages.

43,505. (*Mr. Little.*) Are there such things as mortgages?—Yes.

43,506. (*Mr. Everett.*) Are they in paper or in gold? In gold, as a rule; the mortgages by English companies are all in gold.

Effect of low price of wheat on labourers.

43,507. (*Mr. Dalton.*) What has been the effect of this fall in the price of wheat on these Italian labourers who came over, and were to make their living upon the growing of the wheat; have they suffered much or have they gained?—They have not gained and they have not suffered particularly. Land is so very cheap there that where it has been yielding an average crop, they have not suffered particularly.

43,508. Still when they came over they did not expect this fall in the price of wheat, I suppose?—No.

43,509. If this fall had not taken place, they would have done very well?—Yes.

43,510. Have they done well now, or badly?—They have done better than any wage they could earn in the country.

43,511. But your wages are not high?—No.

Wages and depreciated currency.

43,512. (*Mr. Little.*) I did not quite catch what you said about the wages of these migratory labourers in harvest time; what are they paid during harvest?—It amounts to about 3*s.* a day at present rates. That is for the common men.

43,513. Does that include anything else?—They get their rations.

43,514. (*Chairman.*) Is that in gold?—Yes.

43,515. (*Mr. Little.*) Three shillings in gold?—Yes. When I say shillings I mean sterling; that is two dollars and a half in paper money.

43,516. Is it inclusive of rations?—They have rations besides.

43,517. Then they are able to save practically 21*s.* a week?—Yes.

43,518. Did you say they were about eight weeks there for the harvest?—No. They would be there from 15 to 16 weeks, between harvest and threshing, gathering in the maize, cutting lucerne, and one thing and another like that. It is about four months' hard work.

43,519. Then their aggregate earnings would only be about 15 or 16 guineas if they saved the whole?—I put it roughly that they might take back about 20*l.*, but I do not know that they take as much as that. That would be the case with the common labourers, but one man in every five would earn about 25 per cent. more than that. The skilled labourer—the stacker, and the man who can work a machine like the reaper and the binder—would earn that 25 per cent. more.

43,520. (*Chairman.*) I see that Mr. Gastrell in his report says this about labourers: "The present low "rate of wages also, 1*s.* a day in the country, is not "what the British labourer would call a 'living wage.' "Wages were formerly much higher, and once exceeded "those paid in England, but, with the depreciation of "the paper currency, they have reached a very low "level, except for certain classes of skilled labour and "for domestic servants." Do you agree with that—he is talking of permanent labourers,—men who remain in the country permanently?—That is quite true.

43,521. Then these permanent labourers only get a shilling a day, and that has been very much reduced owing to the depreciation of the paper currency?—Very much reduced from the shilling a day?

43,522. Yes?—As a rule they will get 25*s.* to 30*s.* a month now.

43,523. He is speaking of wages in English money. He says "Wages were formerly much higher, and once "exceeded those paid in England, but, with the depre- "ciation of the paper currency, they have reached a "very low level"—that is to say, a shilling a day; but the migratory labourers get 3*s.* a day you have told us?—They are working at a special time, when the days are double.

43,524. Have the wages for those men during the harvest time, or during the time they are in the country risen or fallen in English money?—They have fallen in three years a matter of about 30 per cent.

43,525. (*Mr. Everett.*) They have fallen in paper money as well as in English money?—Yes.

43,526. (*Chairman*) Mr. Gastrell goes on to say: "The material condition of the working classes in the "Argentine Republic cannot be said to be satisfactory "at the present time. The cost of living in the towns "is very dear as regards rent and imported articles "cheap as regards actual meat and necessary food; in "the country living is exceptionally cheap and bad. "Wages are low on the whole, and there is but little "demand for labour, though there is no absolute want of "demand and an excess of supply as during 1891. The "decline of the gold premium has already increased "the wages of working classes in gold some 25 per "cent.: it is hoped that the decline of the premium "will continue, thereby benefitting the working classes "both by enabling them to buy imported articles more "cheaply and by increasing the gold value of any "savings they may accumulate, and the purchasing "power of every dollar they earn." Do you agree that the depreciation of the currency has been a bad thing for the labourers, and that where it has somewhat risen again it has been a good thing for them?—To a certain extent I agree with it, but only to a certain extent. I do not know of course at what time Mr. Gastrell supposes that paper money might be at par.

43,527. Are we to conclude that although cultivators like yourselves, and those who have land and are producing, may benefit momentarily by the depreciation of the currency, yet, looking at the country as a whole, and especially as regards the labouring people, it has not benefitted by the depreciation of the currency?—It is true of the labouring classes; but you would injure a great many more in proportion by any sudden appreciation of the paper dollar than would benefit by it.

43,528. Can it be a good thing for the country as a whole that its labourers are earning less than they were before the depreciation took place?—That would all depend on circumstances, too. The labourers before, in that country, earned rather more than they ought to have been earning, I think.

43,529. They were earning what they were entitled to, I suppose?—That all depends. They earned rather more than they ought to have been earning, I think.

43,530. To that extent you would say that it has been a good thing that there should be a reduction?—Yes, I think so.

43,531. To the extent it has fallen beyond what they were entitled to it is a bad thing for them and for the country?—I can assure you that there is no man in that country who gives proof of any kind of intelligence and inclination for work who is a poor man.

43,532. But apparently the fall in the price of labour has checked immigration?—It certainly has.

43,533. And therefore it has checked the tendency to the ultimate increase of production in the country?—Because it has restricted everything all round. You will understand that a storekeeper who trusted a colonist with a certain amount when he was selling his wheat at 10 dollars must restrict the credit by 50 per cent. at least if the wheat is only worth 5 dollars.

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43,534. (*Mr. Everett.*) Then a fall in prices does not benefit your country in your experience; you are more prosperous with high prices than with low prices?—I should say so.

Land laid down with lucerne.

43,535. (*Chairman.*) You told us that this land which is laid down in lucerne is worth 7*l.* an acre; did I understand you that it took about three years before it could be laid down in lucerne?—No, it can be laid down in one year.

43,536. How much of the land of this kind in the Argentine Republic is suitable to being laid down in lucerne?—I only know of a matter of about 1,600 square leagues.

43,537. Suitable for the production of lucerne?—Yes, for feeding off.

43,538. Which does not require renewal?—It requires no renewal; it requires no irrigation. If you go into the interior provinces there is a lot of land there. I would not undertake to say what number of hundred thousands of acres at the foot of the Andes which can be irrigated and made to grow alfalfa very well.

43,539. Where the lucerne would grow it probably would not be perennial, would it?—It would need to be irrigated.

43,540. There are about 1,600 square leagues capable of being turned to that?—That you can feed off.

43,541. How much of that is now laid down in lucerne?—A very small amount.

43,542. Then there is an immense extension possible?—Yes. Of the 1,600 square leagues of land that I refer to there cannot be certainly more than 80 leagues of it under lucerne.

43,543. Gradually as the land is cultivated for wheat is it after a time laid down in lucerne or not?—You see everything is very new to us. The original owners who have been sowing wheat are laying it down, but that is only happening now.

43,544. In the case of your own tenants, or the cultivators that you speak of, and whom you make bargains with for three years, at the end of the three years do they go, and do you lay the land down yourself?—At the end of three years they go if I do not need them, but from the end of the second year we begin to lay down lucerne. It is lucerne that we have been sowing this year, not wheat.

43,545. Is that a gradual process that has been going on in your property, that the land is gradually being laid down in lucerne after having been cultivated for two or three years by these tenants?—That is the prevailing idea now.

43,546. When it is laid down in lucerne will those cultivators go?—Yes, they will go on to some other land.

43,547. And you will use the land as lucerne land?—Yes.

43,548. For feeding cattle on a great scale?—Yes.

43,549. Are you acquainted with the best lands in the United States?—No, I have never been in the United States.

Land for fattening cattle.

43,550. How many cattle can be fed upon this best lucerne land, say, per hundred acres?—Fed to fatten or fed to breed?

43,551. For fattening?—You can turn off 500 steers a year from each 400 acres.

43,552. A little more than one per acre?—Yes, a steer and a quarter.

43,553. Is that not double or three times as many as can be fattened upon any other land almost in the world?—I think it is double as many as can be fattened anywhere else.

43,554. Therefore the best land you speak of in the Argentine Republic is worth for producing purposes double the best land in other parts of the world?—Yes. We can turn off a bullock and a quarter and 7½ sheep.

43,555. (*Mr. Little.*) For each acre?—Yes.

43,556. (*Captain Owen Thomas.*) All the year round?—Yes.

43,557. (*Mr. Little.*) These are all to be fatted in the year?—Yes.

43,558. Where are they to be produced?—The sheep are turned over three times. They stay four months each time.

43,559. They are produced elsewhere, brought fully grown, and finished off?—Yes.

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43,560. (*Mr. Everett.*) And you can do three lots of them in the year?—Yes.

43,561. (*Chairman.*) Does it come to this: that it will produce a weight in cattle double what the best land elsewhere will produce?—Taking the best land in Australia, certainly.

43,562. (*Mr. Little.*) When a bullock is brought on in fairly good condition, and it is grazed on this land, how many stones of beef will it add?—20 stone.

43,563. (*Captain Owen Thomas.*) How long does it take to do that?—It will take six months.

Lucerne cropping.

43,564. (*Chairman.*) If you cut this lucerne for hay, does it produce more than one crop per year?—It produces five; a crop every four weeks.

43,565. How much on each crop?—The five crops will give you about 12 tons per acre per annum in all.

43,566. Twelve tons per acre?—From 10 to 12.

43,567. In the year?—Yes.

43,568. (*Mr. Dalton.*) All equally good?—All equally good.

43,569. (*Mr. Little.*) Is it that weight green?—No.

43,570. Dry?—Yes.

43,571. Twelve tons of hay?—10 to 12 tons per acre.

43,572. How many cuttings did you say?—Five.

43,573. (*Viscount Cobham.*) You exported some of that in 1893, did you not?—Yes; some was sold for 9*l.* here.

43,574. Did it pay?—At 9*l.* it paid well. Then a lot of fellows rushed into the market, and sent a lot of rubbish over here, thinking that in England you did not know what grass was.

43,575. (*Chairman.*) It must be most extraordinary land to produce five crops, and 12 tons to the acre?—It is; it is a very extraordinary country.

43,576. And that without the necessity of renewing the lucerne?—No occasion to touch it.

43,577. (*Mr. Whitehead.*) Without irrigation?—Without irrigation.

43,578. (*Mr. Little.*) You could not mow it constantly to remove the crop and still go on growing it, could you?—Yes.

43,579. Without any application whatever?—Without any application whatever.

Quality of soil.

43,580. (*Chairman.*) What is the extraordinary quality of this land due to—is it due to the fact that there is water at a certain depth below?—Partly.

43,581. To which the roots of the lucerne can penetrate?—The roots of the lucerne reach it at once.

43,582. What is the depth?—Twenty feet is the average depth of the water.

43,583. Over this large district there is water at that depth, and that accounts for this particular lucerne doing so well?—Yes, and the subsoil that we get there is red sand.

43,584. That makes the difference between the lucerne being a permanent crop rather than a temporary one?—Yes.

43,585. And there is all this vast extent of land you have told us of in this condition?—Yes.

43,586. Is this land, most of it, taken up?—It has all got proprietors.

43,587. It belongs to somebody, not to the State?—Not to the State. It has all got private proprietors.

43,588. In what condition is it where lucerne has not been laid down?—It is coarse land with cattle and horses on it, and some small bodies of sheep.

43,589. Producing very little?—Yes.

43,590. It is only when it has been cultivated and lucerne laid down that it is valuable?—Yes.

43,591. One would think that the cultivation of it ought to rapidly extend because the value is so great?—It will extend very rapidly now.

43,592. When was the great quality of this land discovered?—Within the last two years.

43,593. Only within the last two years?—Yes.

43,594. (*Viscount Cobham.*) Are you speaking of the 1,600 square leagues?—No, I am wrong there. I ought to retract that. There has been alfalfa on a part of that land for five or six years. I was speaking in

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general terms of its beginning. The scales are torn from the eyes of the majority of the people, and they know that land now. There were isolated cases, and I know of two gentlemen who had large areas under alfalfa.

43,595. (*Chairman.*) The original idea was about five years ago, and about two years ago the majority of the people who are owners of this land began to perceive the extraordinary good quality there was about it?—That is it.

43,596. Before the cultivation or the laying down of lucerne it did not appear to be land of any particular value?—It did not appear to be so, but I always considered that it was good for that. The first time I saw it 18 years ago—because when I examine land I always take a spade with me—I thought the soil was good and only needed to be cultivated.

43,597. But you did not know the particular value of it?—I always thought it very good land for alfalfa.

43,598. What was the general impression?—The general impression was that the land was no good.

43,599. Then about five years ago the discovery was made by some people, and two years ago the discovery became general?—Yes.

43,600. On this land of this extraordinary value you can grow lucerne as a permanent crop, giving 12 tons to the acre?—That is it.

43,601. (*Mr. Everett.*) I think you have said that you have known of some being down for 29 years?—I have been watching a piece of alfalfa for the last 29 years.

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43,602. (*Chairman.*) But you yourself have only had five years experience of it?—Eleven years' experience in my neighbourhood. Alfalfa growing.

43,603. (*Mr. Everett.*) You have seen it for 29 years, I think?—I was not speaking then of alfalfa to graze off, I was speaking of alfalfa generally, and the length of time it lasts in the land. That special spot I have known for 29 years. It belongs to a friend of mine, and I have seen it a couple of times a year for the last 29 years.

43,604. (*Mr. Little.*) Is alfalfa the same as lucerne?—It is the same plant, it is the Spanish term for it.

43,605. (*Chairman.*) This land which has been under alfalfa for 29 years what will it produce now?—It will produce just about as much, but rather of a coarser quality, as it did 29 years ago. The plants now will give you 50 stalks each plant.

43,606. Has that been cut for hay every year?—Yes, and horses tied out on it day and night, and it has been very badly treated.

43,607. On the other hand if it had been used for the feeding of cattle I presume the quality would have been maintained?—It would have been a great deal better.

The witness withdrew.

Mr. M. J. R. Dunstan.

Mr. Malcolm James Rowley Dunstan called and examined.

Mr. M. J. R. Dunstan.

43,608. (*Viscount Cobham.*) I believe you are director of Technical Education under the Nottinghamshire County Council, head of the Agricultural Department of the University College, Nottingham, and district Agricultural Analyst for the county of Notts and the county borough of Nottingham?—Yes.

Agricultural education in Nottinghamshire.

43,609. Your main work, I suppose, has been to organise the administration of the technical education grant in the county of Nottingham?—Yes, since the last return, I have had the whole grant, but up to last March I merely had such part as had been put aside for agriculture.

43,610. You are now prepared to speak to what in your opinion is the best mode of expending the money upon practical agricultural education?—Yes.

43,611. To what class of persons do you say that education should be extended?—To farmers and their sons, labourers, schoolmasters, farmers' wives, labourers' wives, and their daughters. Of course one always gets in village audiences a great number of people who have no more interest in agriculture than they have in any other subject, a number of people who take an interest in any lectures. These I have not included. I do not think it is necessary to reach them.

Subjects of instruction.

43,612. You have in the notes of your evidence given a comprehensive list of subjects of education, will you just run through those? You begin with dairying, which you divide into butter and cheese making, the management of small and large dairies, and the packing and marketing of produce?—The packing and the marketing of the produce is the point which I think we wish to pay special attention to. In dairying there is a further subject which would really come before all those that I have mentioned, that is, practically, the management of dairy stock and the getting of the greatest quantity of cream at the smallest possible cost, on which hitherto no great amount of instruction has been given—at least in our own county.

Instruction in dairying.

43,613. What has been done in Nottinghamshire to promote the dairying industry?—We have the usual travelling dairy school that conducts courses of ten days in buttermaking or twelve days in cheese-making at various centres throughout the county.

43,614. There is very little practical management of cattle involved in that?—None at all.

43,615. You buy the cream and show how it is best made into butter?—Yes.

Establishment of dairy institute.

43,616. Do you contemplate any development or alteration of that system?—Yes. By the establishment of a dairy institute, in which the counties of Leicester, Derby, and Nottingham, and the Lindsey division of Lincoln have joined, we hope to give a complete course of dairy instruction, not only with regard to butter-making and cheese-making, but with regard to the management of dairy stock generally and the management of a dairy farm of about 160 to 180 acres. We hope to go more practically into the question, and to start from the beginning, instead of, as now, starting half-way and only finishing the subject.

43,617. Do you propose to take boarders?—Yes. I have a proof of the prospectus of the institute here; but, of course, you will understand that it is at present unofficial, being merely a proof (*handing in a print*).

43,618. You have hardly begun building yet, have you?—We only began about three weeks ago.

43,619. Do you attach great importance to this proposed dairy school?—Yes, great importance.

43,620. Do you consider that a considerable portion of the grant should be extended in this direction rather than in a local distribution?—Undoubtedly. Of course, one requires a certain amount of local distribution and of peripatetic work to encourage interest in the Central Institute; but I look upon the peripatetic work as not entirely educational In the first place it is merely pioneer work.

43,621. Till the experiment is tried, you have not got much to tell us upon the management of large and small dairies as a subject of education?—No. I can merely state of course what has been tried in other places in the country. The Aylesbury Dairy Institute, I believe, has been quite successful; but they do not do it there in the complete way that we propose to do it.

Agricultural grant.

43,622. What is your agricultural grant?—The total grant is about 5,700*l.*, and we have a great many calls on it. We are a large mining population, and they come first. The amount we spend on agriculture is between 800*l.* and 900*l.* a year.

43,623. Will there be a considerable proportion of that allocated to this experimental farm, or is it to be mainly self-supporting?—We propose to give 300*l.* to the Dairy Institute.

43,624. 300*l.* out of 900*l.*?—Yes. It would mean, of course, that we shall economise in the other departments of our dairy instruction. We shall not spend so much on the travelling school as we have spent.

43,625. Will you make a charge for boarding and instructing your pupils?—Undoubtedly; but we shall have the right in view of our contribution of 300*l.* a year to send free scholars. Each county will have the right of sending a certain number of free scholars.

43,626. In the shape of scholarships?—Yes.

43,627. (*Mr. Whitehead.*) Out of what fund is the institute built?—We subscribe a capital amount of 1,000*l.*

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43,628. Out of the Technical Education Grant?—Yes. We have an unexpended balance from previous years, and it is probably out of that that we are contributing this 1,000*l.*

43,629. Each county contributes in proportion to its population probably?—No, all three counties are contributing an equal sum. The other county is contributing out of the revenue. We have about 3,500*l.* I think it is for building and stocking purposes, and we have a maintenance income of about 1,050*l.* Then we hope by approaching the Board of Agriculture through the University College, Nottingham, to get our grant from that Board increased.

Effect of instruction on quality of butter.

43,630. (*Viscount Cobham.*) Have your peripatetic lecturers, do you think, done much good?—They have done some good; but I do not think the good has been at all commensurate with the expenditure. Many amateurs come to learn, the clergyman's daughter and so on, who never intend to take up dairying; but they cannot very well be refused a position as pupils in the school.

43,631. Do you think the standard of the manufacture of butter is at all raised?—Yes; more distinctly in the northern parts of the county. We have some very good instances there of a better price being obtained for the produce, and altogether of a far more satisfactory state of things.

43,632. Is there more effective competition with foreign butter?—Yes; 2*d.* and 3*d.* per lb. more has been obtained for this so-called county council butter than has been obtained for the ordinary local butter.

Horticulture.

43,633. What are you doing in the matter of horticulture?—We have established at present demonstration gardens, that is gardens to show the different management of various small fruits; and we give the usual lectures on horticulture.

43,634. How many of these gardens have you established?—We have two established at present, and we are establishing a third this month.

43,635. Are they managed by different people?—They are in connexion with a course of instruction given in what we call our district agricultural schools; and they are managed by the schoolmaster, who happens to be a fruit grower. We start a garden, and stock it with trees, and he will take the crop in return for the labour he spends on it. A certain number of demonstrations are held in the garden throughout the season, and those the local people attend free of charge.

43,636. Only the local people?—Anybody who cares to go; but of course they do not travel long distances to go.

43,637. You do not pay the fares of the more distant people, do you?—No, we do not. We hope in time to establish sufficient demonstration gardens for them to be pretty well situated throughout the whole of the county.

43,638. Have you lecturers on horticulture?—Yes.

43,639. Are they paid for the season?—We pay per lecture as a rule. Those lectures are very well attended, but they are attended by a class of people who do not make a living out of horticulture, and who take to it more as a recreation.

43,640. In other counties, I believe, there are regular horticultural instructors appointed?—We have two horticultural instructors, who travel round, but they are not paid a salary; they are paid for the work they do.

43,641. Do you think that is the best way?—I think it is. Then one can suit the work to the man, but if you establish a man and pay him a salary, you very often have to suit the man to the work you intend him to do.

Packing and marketing produce.

43,642. With regard to the subject of the packing and marketing of produce, whether dairying or horticultural or other produce; is there not a great deal to be learned by the British farmer in that department?—I think so.

43,643. (*Mr. Little.*) Do you teach him the packing by demonstration?—We intend to do so, but we have not had a fixed station, and we shall not have till this year.

Poultry keeping.

43,644. (*Viscount Cobham.*) Is poultry keeping part of a similar system?—Yes; we have there, again, a lecturer who visits centres and gives people advice on the management of their poultry.

43,645. Is a good deal of interest taken in those lectures?—Yes.

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43,646. By the right sort of people?—Yes, by the farmer's wives, for a wonder. I was very much astonished to see them coming.

43,647. Can you trace any improvement yet in the breeds of poultry?—Not in the breeds, but in the method of management I think there has been an improvement. I have had some very good reports this year. It has been an exceptional winter. One or two of the farmer's wives in the north of our county were taught to set their hens rather earlier than they had been in the habit of setting them, and this year they happen to have benefited very much indeed by that.

43,648. Are you of opinion that a great deal more profit can be made by poultry-keeping than the farmer has hitherto recognised?—Yes, within certain limits.

Bee keeping.

43,649. Bee-keeping, I see, is another subject in your brief?—Yes. That is quite a minor industry, but, of course, it may be done rightly as well as wrongly.

Bacon curing.

43,650. Then you also refer to such a home industry as bacon-curing?—Yes; that would naturally affect the woman more than the man.

Lectures on general agricultural subjects.

43,651. How do you manage the education given in general agricultural subjects?—That has been done hitherto in perhaps a necessary way, but a most unsatisfactory way, by lectures. The amount of good that comes from a lecture to a mixed audience consisting of the classes I have mentioned on an agricultural subject—to people who are not in the habit of listening to a lecture, or taking notes, or remembering points, is, I think, as a rule, very small indeed.

Discussions in place of lectures.

43,652. Your experience is the same as that of other counties, from which we have had similar evidence. Has the system been given up by you?—It is being discontinued this year. We substitute for lectures informal talks or discussions if there is a wish for them. We notify a subject, and then if the farmers like to come to the village school on a certain night the matter is talked over, but a set lecture is not given.

43,653. (*Sir Nigel Kingscote.*) Do you find that the farmers will come?—I have given two of those local talks; one was very well attended indeed, and the other was fairly well attended; if it had been a lecture I should have said it was well attended.

43,654. (*Mr. Gilmour.*) Still it means employing some gentleman as a lecturer steadily going round?—Yes; it means the employing of a man who, I should take it, would be one of the resident staff at such a place as the Dairy Institute, and who would go when occasion required.

43,655. (*Viscount Cobham.*) Would your lecturer accompany a farmer to his farm, walk over it, and point out errors of management, and so forth?—Yes, he would.

43,656. Do you think that would be popular with the farmers?—Yes; where the farmers pocket is directly concerned it is popular, but I think a lecture on abstract subjects to a farmer is a waste of energy.

43,657. (*Mr. Whitehead.*) Have you had many invitations of that kind from farmers for men to go and visit their farms?—Yes, I have. I have been over some 30 to 40 farms in the county; farmers have asked me to go and see them, but I do not know what has been the result.

43,658. (*Sir Nigel Kingscote.*) Does that mean a general invitation?—There has been a general invitation, simply asking me to walk over.

43,659. (*Viscount Cobham.*) You propose, at all events for the present, to try that system still further?—Yes, I think so.

43,660. You do not see any more useful way of spending the money?—I do not see any more useful way for the present generation. I think we ought to devote the greater part of our money nowadays to the younger generation, and just do sufficient for the farmers to keep them interested in the work, and to show them that there is something in it.

Dairying.

43,661. Do you not think some dissatisfaction might be excited amongst the farmers at so large a proportion of the grant being devoted to dairying, or does that represent the value of the dairying industry throughout the county?—It does not represent what it is in Nottinghamshire; it represents what it might be. In Derbyshire it represents what it is; in Leicestershire it represents what it is; and in Lincolnshire it does not represent as much as in our county, for Lincolnshire is not a dairying county at present at all.

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43,662. Is it your opinion that farmers should devote themselves more to special branches?—I think they should devote more attention to these smaller branches, especially with regard to dairying; the land is suitable.

Instruction to labourers.

43,663. Going now to the labourers, you endeavour to raise the standard of labour throughout the county, do you not, in such subjects as hedging and thatching of course?—Yes. There you have to deal with people who have even less education than the farmers, and I think lectures to them are absolutely useless, except to the better class of labourers, such as the stock men, the horse men, the shepherds, and the cattle men. Lectures to them, perhaps, on veterinary subjects are appreciated, and they do more good if too much is not put into a lecture. I think you can best interest the ordinary farm labourer in his work by showing him some particular practical work.

43,664. Do they come to these demonstrations or classes in any great numbers?—We have had very good attendances in hedging, and very fair attendances in thatching. At the horse-shoeing we have got the village smiths and their assistants. Carpentry we have not touched yet.

43,665. (*Mr. Little.*) Do you give prizes?—No, we do not.

43,666. (*Viscount Cobham.*) Do you consider that hedging and thatching, and perhaps some other of those practical matters, have fallen to a rather low ebb in Nottinghamshire?—They certainly have in our county. It is the greatest difficulty in the world to get a man who can cut a hedge properly.

43,667. Or a thatcher?—Thatching is almost done away with in a great many districts.

43,668. Then I see you propose to have rough carpentry classes?—We have not those yet, but we propose to establish them.

Cottage gardening.

43,669. (*Mr. Whitehead.*) Do you try lectures in gardening for labourers?—In the management of cottage gardens? Yes.

43,670. Have they attracted interest?—Yes, certainly.

43,671. They have in my own county taken very well?—I do not quite look upon gardening in the same way as I should look upon hedging and thatching. By the second a man earns his livelihood, by the first he simply uses his spare time profitably.

Experimental farms.

43,672. (*Viscount Cobham.*) Do you think that money may be advantageously spent upon experiments?—Very much depends upon how they are conducted.

43,673. In manuring for instance?—I think manuring experiments should be confined entirely to demonstrations of the value of the various points in the Rothamsted results. We started some manure experiments in our own county, and the results were almost entirely contradictory of the Rothamsted results in the first year, as you would almost expect. Of course the Rothamsted results are only arrived at after a very long time of careful work, and when the soil has been got into such a condition that the manures have some effect. Taking an ordinary field, I do not think it is quite possible to imagine that you can reproduce the Rothamsted results after a single year.

43,674. Do you think the experiments should be continued so as to obtain a value?—That I am very doubtful of; I would rather try and demonstrate the Rothamsted results; but unless I was perfectly certain of the experiments being good demonstrations, I should prefer to rely upon speaking on and publishing the Rothamsted principles of manuring.

43,675. Do you know the experimental plots or farms in Surrey and Sussex?—I do not know them, but I have heard of them. There is a tremendous amount of literature published on the subject of experiments; but as to the method of carrying out experiments, I have had practical experience myself, and it is not altogether satisfactory. I took about 40 farmers to Rothamsted, and they remarked when we came away, "We "expected to see good farming; we did not expect to "see that."

Methods of education.

43,676. As to the methods of education, I suppose you do not consider that you can entirely dispense with lectures?—Not entirely; for pioneer work, and for arousing a certain amount of interest in the subject, I think lectures are very valuable; but to attempt to give instruction by means of them to ordinary people is, I think, practically useless.

43,677. You think they should always be accompanied by demonstrations, or by visits to gardens, or farms, or allotments?—Yes; or the points of the lecture should be printed and given to the audience. Classes are by far the most valuable method of giving instruction.

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Farm schools.

43,678. Then in your brief you speak of farm schools; what do you mean by that?—I mean somewhat of the Irish system of farm schools. A small plot of land or a farm in Ireland is attached to the village school where the schoolmaster is capable of looking after it, and it is used for demonstration purposes for the scholars. There are some 49 of those farm schools in Ireland, and they vary in extent from 5 to 10 acres.

43,679. In a few schools that is already done, I think, and the grant may be earned?—It may be earned now by cottage gardening. The West Riding County Council of Yorkshire have considered the question. The demonstration gardens that we have started will in a way supply it as regards fruit; but the question is whether their value might not be rather increased by growing something else besides small fruit.

Instruction by village schoolmasters.

43,680. How would you make the village schoolmaster a capable instructor?—I would not make him an instructor in agriculture to start with. As a rule, a village schoolmaster who has been in a village for 12 or 13 years and has not hitherto been an authority on agriculture; then he goes to the local college, and attends a course on agriculture for six or eight weeks, and then comes back as an authority to teach it. The farmers are resenting that very strongly.

43,681. How would you train him?—I think he ought not to be said to teach agriculture unless he could have a training of at least two or three years.

43,682. Not even of the most elementary kind?—I would let him teach elementary science, but I would not call it agriculture. If you call it agriculture then the farmers say, "He knows nothing about agriculture; "what is the use of letting our sons be taught by him." But an elementary schoolmaster can do a great deal in a day-school by teaching elementary science. We do not want agriculture pure and simple to be taught in our day schools; we want something taught of elementary science which shall encourage observation. I take it that the village schoolmaster, if he is properly trained, can give that, and at the same time spread information on the subject of the science of agriculture, without calling it agriculture, and so exciting the resentment of the farmers.

43,683. Do you not think an ordinary schoolmaster can excite a good deal of interest among the boys by instructing them a little upon elementary principles?—He can.

43,684. By just giving them some sort of knowledge of the principles?—Yes.

43,685. Quite apart from the practice?—Yes, just so. Of course we have absolutely no power over the day schools; it is entirely a question for the Education Department.

Supply of teachers and lecturers.

43,686. How have you selected your teachers and lecturers so far?—It has been a process of trying a man, and, if he was satisfactory, of going on with him, and if not, of trying somebody else.

43,687. I suppose there have been a good many failures?—There have been one or two, and one or two very remarkable successes.

43,688. Do you do it through the University College of Nottingham?—Yes.

43,689. Do they find you some of your teachers?—Of course they do, but, as a rule, that means us finding the teachers, because I represent the University College, and am the head of the department there. Therefore it means that if an agricultural teacher is wanted, my department have to select him; so it comes to the same, in the long run, whether the council does it or the college.

43,690. Still you get the benefit of the college being there to train competent men?—Undoubtedly. With regard to the schoolmasters we benefit very largely indeed, and, of course, through our ordinary college course we have benefited very largely.

43,691. Would you advise any county where they have got an educational centre such as that, to take full advantage of it for the supply of teachers on the various subjects?—Yes. You want to exercise a certain amount of care that you do not use a purely scientific man who will pick up a little knowledge of the practice, and then go and lecture on what he thinks is practice.

A good deal of harm has been done in that way; too much science has been taught, I think, at first.

Travelling advisers.

43,692. I see you speak of travelling advisers; who would they be?—They would be the experts at the fixed school; those experts would be looked upon in the light of travelling advisers. You would have an expert, we will say, in some department of agriculture at your fixed school, and he could travel to any farm where his services were wanted, and give such advice as was wanted. I apprehend that our manager will be asked to visit various dairies in Derbyshire and Leicestershire to report on the cheese-making, or on what improvements can be made; I should call him a travelling adviser in dairying.

43,693. You keep him distinct from the lecturers and agricultural instructors?—Yes, I should be inclined to have a different man.

43,694. Of a higher class, with a higher training?—Yes, a better class of man.

Faults in the present system.

43,695. Do you consider that there are very many faults in the present system that should be remedied?—Yes; the three which I have mentioned in my brief are the three chief ones. First of all there is attempting to instruct all the classes I have mentioned at once. For instance, we give a lecture on the laying down of permanent pasture to a mixed audience consisting of perhaps three farmers, four or five labourers, the village schoolmaster, half-a-dozen ladies, four or five boys, and the clergyman. That lecture will touch perhaps two people in the room directly, and nobody else. I maintain that you ought to have distinct work for the farmers, and for the labourers; and that the subjects which, as a rule, will touch the farmers, the labourers would not be interested in. For example, there is the purchase of goods by analysis, and manuring and the laying down of permanent pasture; they would have no interest for a labourer. Again, you have the boys in the same room, and in trying to instruct them, while you are instructing your farmers and your labourers, you have to pitch your education down to a low level. And so you cannot manage to do any good to all four classes in the room.

43,696. Do you think the object should be to raise the standard of knowledge of the rank and file, or rather to bring out the exceptional intellects among the working classes and develope them?—I should be inclined to raise the general knowledge of the rank and file, because that, I take it, would be the only way in which you could find out the better class of intellects.

Elementary instruction in day schools.

43,697. Would you pitch the standard of teaching very low at first?—Yes, I certainly should; I should begin very young. Of course the elementary science instruction which would be given in the day schools would be useful to anybody, whether he was a farmer or a labourer, or whatever he was; it would be merely general knowledge.

43,698. (*Mr. Whitehead.*) If you went down to such a low level, would you get the farmer to attend?—I would not expect him to attend.

43,699. You would not ask him to attend?—No.

43,700. Would you have separate lectures for farmers?—Yes, if I had lectures at all. I maintain that the whole of this elementary work ought to be done in the schools, so that we should have some kind of ground prepared when these lectures came on; at present we have none, and we have to begin with first principles. There is no agricultural education in the country districts.

District agricultural schools in Nottinghamshire.

43,701. (*Viscount Cobham.*) Do you suggest a graded system of instruction for the younger generation?—Yes. That ought to start in the day schools by a course of elementary science teaching. The Irish day school is, I think, a very fair example of that. That should be followed up in the continuation schools, which I think ought to be made compulsory. In our county we have what we call district agricultural schools, which of course are optional; those are practically continuation schools, which are founded for the teaching of agricultural subjects. We get a class of about 24 or 30 boys and young fellows, and they have a kind of class lecture to start with from one of the staff; then the schoolmaster follows that by a lesson on the lecture, and then they have some other instruction in mensuration, or in bookkeeping, or in some other useful subject afterwards. The classes take place generally once a week.

43,702. Who would be the teachers in the continuation schools?—The village schoolmasters. You see in the district agricultural schools the village schoolmaster would teach second hand; the expert teaches first, or gives a lecture, a class lecture as we call it—a question and answer lecture—first; then that lesson is driven home either the same night or in the same week by the class of the schoolmaster on the same subject as the lecture.

43,703. What district agricultural schools are you speaking of?—The ones we have started in Nottinghamshire.

43,704. Under this grant?—Yes; we have four started; two have just finished their second year, and two are in the first year. We have about 140 or 150 students.

43,705. They come from the locality, of course?—Yes. There we arrange to pay their travelling expenses. We hire a carrier's cart, the boys get into that, and are driven in from the various villages, and, if they attend well, 75 per cent., I think, is the qualification, their travelling expenses are refunded.

43,706. Are they boys who have left the elementary school?—Yes.

43,707. Boys about the age of 17?—16 to 19.

43,708. Have they been successful, so far?—Very successful. At one centre, Sturton, which is one of the most agricultural of our districts, we have all the students attending the second year who attended the first, and we have three or four more.

43,709. Are they examined?—Yes, at the end of the season; but the examination is optional, and they are not bound to present themselves for examination.

43,710. Are prizes given?—Yes, there are prizes given them.

43,711. Out of the fund?—Yes.

43,712. (*Sir Nigel Kingscote.*) Money prizes?—They are book prizes.

43,713. (*Mr. Gilmour.*) How is the teacher paid for that work?—We pay the schoolmaster so much for the evening's work.

43,714. Not by passes?—Certainly not.

43,715. By attendance?—No, we simply say; "You "will have to work 24 evenings, and you will be paid "at the rate of so much per evening."

43,716. (*Viscount Cobham.*) Do you get some assistance from the Education Department?—None whatever; we do not put them under the department.

43,717. (*Mr. Gilmour.*) That is really a technical class, not a continuation school?—Yes, but it is worked on continuation lines.

43,718. (*Viscount Cobham.*) Are they attended by labourers' sons or farmers' sons, or both?—We have both.

43,719. They both come together?—Yes.

43,720. No difficulty about that?—No. The instruction is so pitched as to satisfy them both; it is on general grounds.

43,721. Is there a plot of land attached to the school?—Yes, a plot of land is attached to two of those schools.

43,722. Are demonstrations given, and experiments tried?—Demonstrations are given, but no experiments have been tried at present. They have practical work, they do hedging and thatching, and all the various operations under the guidance of the instructors.

43,723. How much time do they give to these schools?—They give about two hours a week for six months of the year; and then they have to come to the demonstrations which are given beyond that.

43,724. And the instruction has been entered upon seriously, and not treated as a joke or a curiosity?—No, I think these district agricultural schools are very good examples of what might be done in districts. The difficulty of course is the expense; they are rather expensive, but if the work were left entirely to the teacher, and an agricultural school was started under the supervision of the schoolmaster, we should get very few scholars, or else it would be treated as a kind of joke.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Eighty-third Day.

Thursday, 28th March 1895.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
The Right Hon. Henry Chaplin, M.P.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Charles Isaac Elton, Esq., Q.C.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., } *Assistant*
Alan Mackinnon, Esq., } *Secretaries.*

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Mr. Teasdale H. Hutchinson called and examined.

43,725. (*Viscount Cobham.*) I am afraid, as you have got to go away to-night, we can only give an inadequate time to your examination. You farm a large farm in the North Riding of Yorkshire, I believe?—Yes.

Particulars of witness' farm.

43,726–7. You have won the first prize of 75*l.*, given by the Royal Agricultural Society in 1883, for the best managed farm in Yorkshire, and also the first prize in 1891, and I think you are a well-known breeder of high-class stock?—Yes, I do breed a good many.

43,728. Including horses?—Yes.

43,729. What is the size of your farm?—600 acres.

43,730. What is the rent of it?—1,094*l.*

Reduction of rent.

43,731. That, I presume, is a reduced rental?—Yes.

43,732. Can you tell us what it was in 1880?—I could not tell you what it was then. In 1880 I farmed 250 acres, and I have added to it twice.

43,733. Has there been a material fall of rent per acre?—I should think the fall of rent would be from 15 per cent. to 16 per cent.

43,734. Does that represent the average fall in the district?—No, I should think other farms have been much more reduced than that.

43,735–6. Do you think the average reduction has been a good deal more than 15 per cent. or 16 per cent.?—I should think the average reduction would be 25 per cent. So much depends upon the farm. The good farms have not been reduced so much, but the bad lands have been very much reduced—30 per cent., I should think, many of them.

43,737. Of what district are you speaking, how would you define it?—It is the North Riding of Yorkshire, it is between Catterick and Richmond, and Bedale—in that part of the world.

43,738. (*Mr. Little.*) It is not in the Dales?—No. I should not think the Dales have been reduced so much. I do not think they have suffered so much in the Dales.

Condition agriculture

43,739. (*Viscount Cobham.*) What is the condition of agriculture in your district?—I should say it is very deplorable. The land is deteriorating, and the farmer has not got sufficient capital because his capital is going; we are losing money year by year. When the farms are let they are let at a reduction, and they go to a worse class of tenant. Men have not now got the money to invest in farms.

43,740. To what do you attribute this state of things?—It is the low price of produce. They cannot afford to do it because there is so little money made out of it, in fact there is nothing coming out of it to pay with.

43,741. You would say then that the condition of the tenant farmers is very bad?—It is very bad indeed.

43,742. And their capital is vanishing?—Yes.

43,743. Would you say that universally?—Yes, I should, universally.

43,744. Do you not know of any exceptions to that rule?—No, I do not know of any man who is making any money by farming in my district.

43,745. The result of that is, I suppose, that their expenditure has been largely restricted?—We are obliged to restrict it.

43,746. Consequently the land is falling off in condition?—The tenants have not the money to clean it, and they have not the money to spend upon it which ought to be spent upon it.

43,747. Are there many vacant farms in consequence?—I cannot say there are so very many vacant farms. They are generally taken up again.

Demand for farms.

43,748. Then there is still a good demand for farms?—Yes. There are more farmers than farms. That is the one thing that has kept the rent up.

43,749. Are the farms generally taken by men out of the district?—No; they are generally taken by the worst class of tenant; the landlords generally take any kind of tenant now.

43,750. Do they go outside the district, or are the new tenants the sons of existing tenants?—They are the sons of small farmers.

43,751. In your part of the country is there anything like the state of things in Essex, where large tracts of land have gone out of cultivation?—No, it is not so bad as that; the farms can be let as yet in a way.

Future of farming.

43,752. Do you consider that unless prices rise or cost of production falls, tenant farming can go on?—No.

43,753. Do you see any daylight in the position with regard to the rise of prices or the cost of production?—I do not see any daylight at all. I think myself that things are getting worse.

Cost of production.

43,754. Do you see any way of reducing the cost of production?—Yes.

43,755. In what direction?—You might reduce the cost of production by having rents reduced, but then I do not approve of that plan; that would be only taking money out of the landlords' pocket to serve the farmer. The rates and taxes might be equalised more, and there might be something taken off in that way. But there is nothing that can be saved in labour. The labouring man cannot afford to take less wages for his work, so we cannot save anything in labour.

Wages.

43,756. Have the labourers' wages been fairly kept up?—Yes, I do not think they are reduced at all, but there are fewer employed.

43,757. What are their wages?—The ordinary average labourer whom I employ will have 16*s.* a week, and the better men will have 18*s.*, with 30*s.* extra for harvesting.

Labourers.

43,758. Do you consider that the quality of the labour is pretty well maintained?—As far as I am concerned, mine are good labourers, I must say; and I never change them.

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43,759. Are they hired men?—They are hired by the week; none are in the house.

43,760. (*Mr. Little.*) They are not engaged for the year?—No, week by week.

43,761. (*Mr. Giffen.*) Is their employment continuous?—It is.

43,762. That is practically?—It is continuous; I never send a labourer away.

43,763. (*Viscount Cobham.*) Is there any land going down to grass on a large scale?—In my case there is not, because I have not put much down to grass. In the case of the poorer class of tenants, such as a man with a family, with a working son or two, and a daughter or two, they take these farms, and they contrive to work them as much as possible within themselves; and they employ a boy of 15 or 16, where formerly a man used to be employed.

43,764. You have not, I should gather, reduced the number of labourers employed on your farm much?—My labour bill is as big as ever it was.

Results of farming.

43,765. In your brief you do not go into your balance sheet; do you wish to give us any evidence as to your profits or losses in the last few years?—No, I do not think it is necessary for me to do that, I have lost.

43,766. Will you say generally that you do not see your way to a profit under present conditions?—I do not see how any man can make a profit now, as far as I know about farming.

43,767. Not even with the special method of farming that you have adopted, that is, breeding high-class stock?—If I happen to have a really good sale and sell a horse for 300*l.* or 400*l.*, that will stop a gap up; but then I do not call that legitimate farming.

Reduction of rent.

43,768. Do you consider that the fall of rent which has taken place in your district is insufficient?—It is insufficient in my case; I do not say so much for others.

Rates.

43,769. What do you say about the rates and taxes?—The rates come very heavily upon us; they press very heavily upon the land, and I think they might be more equalised.

43,770. Have you any scheme for working that out?—I have no particular scheme. In the village where I farm, I have a brother making from 1,000*l.* to 1,500*l.* a year, and I am making nothing. I am paying poor rates amounting to about 70*l.* or 80*l.* a year; and he will perhaps contribute two or three sovereigns. I do not see why my land should be taxed for me to pay those poor rates and support the people in Catterick in regard to sanitation and education and all those kind of things. The doctor gets so much more out of it than I do; he has them all on his hands and so he gets so much more out of it than I do, and why should he not pay his share of it.

43,771. Then your brother is not a farmer?—No, he is better than that, he is the doctor. He is making about 1,500*l.* a year, he is paying about 2*l.* or 3*l.*, I believe, and I am paying all this money.

Tenure.

43,772. Do you find fault with the present system of land tenure?—I think it might be improved in some way or another. I do not think that a good tenant has sufficient security yet.

Reduction of rent.

43,773. Have you known of cases in which that has been illustrated?—I know of my own case. I know that the men who farm best get the least. I think in the case of the estate that I am on, I get the least reduction of any tenant, because I farm my place well. I have farmed it well and invested a lot of money in it.

43,774. Is your land better than your neighbours?—It is better because I have made it better, I have farmed it better.

43,775. It is not naturally so then?—I have nothing to say about the land, the land is good.

43,776. Would you not admit that there would be a smaller fall of rent to be expected on good land than on bad land?—Yes, I should; but because I farm my land well, I dare not give it up in order to try to get the rent reduced, because there are plenty of men who would take it at my rent.

Compensation for improvements.

43,777. (*Mr. Chaplin.*) For a short time?—That is just the case. They would take it to get the money out of it. If I gave my farm up, I should have to leave 2,000*l.* or 3,000*l.* worth of money that I have put in the buildings on the place. Some other man would come in and pay the rent and go on for a few years and get the benefit of my tillages and my improvements.

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43,778. Would you get no compensation for the buildings?—I do not think I should, I built them unfortunately before the Act giving compensation came into force. I think I should leave about 2,000*l.* in the buildings.

43,779. If you had to go, some man would take it for a short time for the purpose of working it out?—That is what I mean.

The Agricultural Holdings Act.

43,780. (*Viscount Cobham.*) Is the Agricultural Holdings Act made much use of?—None whatever. I have known of several cases where it has been adopted, but I never knew a tenant or landlord get much benefit from it. The only people who have benefitted from that are the arbitrators, if you get them sitting you cannot get them up again.

43,781. Do the farmers in your part of the country then prefer the custom of the country, or on private agreements?—They have to do partly; I do not think any good is done by the Act.

43,782. They are not obliged to go under the custom, of course?—If you make a claim the landlord will make a counterclaim, and then they go to arbitration, and so they waste all the money. You had better put up with what you can get.

43,783. Do you think that is the feeling that prevents them from going under the Act?—I am sure it is my feeling; I do not think I would go under it—I would not be bothered with it.

43,784. Yet I suppose in your case there could not be much of a counterclaim against you?—There would not be for dilapidations at any rate. I do not think I could get much out of what I have spent because I did it before the Act giving compensation for improvements came into force. I have acted foolishly, and I have spent a great deal more money than I ought to.

43,785. Would you not recover under any custom or agreement?—I would under the Agricultural Holdings Act. The Act is good for tillages and that is all.

43,786. (*Mr. Little.*) Do you use the word "tillages" for manures as the Lincolnshire farmer does?—Yes, bones guano and so on.

43,787. Tillage usually means the actual tilling of the land and the cultivation?—Yes, but I mean the manures.

43,788. (*Viscount Cobham.*) Do you see any effective remedies for this state of things?—It is very difficult to say what should be done; there are remedies, but then they would not be adopted.

Duty on barley.

43,789. We should be glad to hear of them though? I think one thing might be done; I think there might be a duty put on foreign barley; I do not see any great objection to that. Then I would compel the brewer when he brewed his stuff, if he brewed it from anything but malt and hops, to state what it was. I would not let him call it beer if it was not brewed from malt and hops.

43,790. Would you put a prohibitive duty on any other ingredients?—Yes. I would make it difficult for the brewer to use anything except malt and hops. My proposal would increase the consumption of barley, and it would be good for the people, because they would then get an honest stuff to drink instead of being poisoned as they are now.

43,791. Do you not use barley for feeding purposes?—Not foreign barley.

43,792. Do you not know many farmers who do?—Not very many, but there are some.

43,793. (*Mr. Everett.*) Would you contemplate a tax on all foreign barleys?—On all.

43,794. Not only on that which is used in the brewery?—I would put it on all.

43,795. (*Mr. Chaplin.*) Would you not get into a difficulty with the people who use barley for feeding; would you not make an exception in favour of crushed barley?—I think they would have a better feeling when they saw that their own good barley was making 5*s.* or 6*s.* a quarter more.

43,796. But perhaps they might grow moderate barley?—There is not any great advantage in using the foreign barley; they would get more maize and those kind of things to come and take the place of it.

43,797. (*Viscount Cobham.*) Do you grow a good malting barley yourself?—Yes, I do; very good.

43,798. Then you have not benefited by the repeal of the malt tax?—I should like the malt tax as it was before.

Malt tax.

Duty on flour.

43,799. Would you put a duty on wheat as wheat or as flour?—I would not put any duty on wheat, but I would put a duty on flour. I think farmers are very badly treated in regard to flour. The flour sent over here cheapens my wheat, which is what I have got to sell, and I have to buy a large quantity of bran, and bran is one of the most useful things used on my farm; but with the foreign flour coming over the bran is kept back and the flour only is sent, which is actually making bran here so very much dearer than it ought to be. Besides you are losing the labour of the people who make it into flour; that is shutting up the mills in my part of the country; they are nearly all closed up through this buying of foreign flour.

43,800. All the country mills?—Yes; perhaps it is owing to bad machinery, and because they cannot compete with the good machinery.

Railway rates.

43,801. As to railway rates, I see you think that they should be reduced?—I think they ought to be reduced.

43,802. But that is only a general opinion, is it?—It is only a trifle; I do not mean to say that it would make any great difference, but it would be something.

Local rates.

43,803. Do you think there should be any difference in the present system of the collection of rates?—Yes. I should like to pay all my rates to my landlord. I should like to take my farm, and pay in one sum rent, and rates, and tithe, so that I knew exactly what I was doing. Now I never know what I am doing, for they keep springing up perhaps a sanitary rate or some other rate.

43,804. You would have to leave to your landlord all the administration of the rates, I suppose?—I would vote for him in the way he wanted me; I would look to see that he had not any more to pay than necessary.

43,805. Would you give up the administration if you were relieved of the rates?—I would not give up the administration; I would vote for the rates to be kept down as much as possible because my landlord's good would be my good, and it would be no benefit to me to increase the rates.

43,806. I see you are prepared to vote against parish councillors spending money that they do not contribute themselves?—Yes, very much.

43,807. Do you consider that if you paid no rates, you should have a voice in the local administration?—I would not have the money to spend if I had not the rate to pay, but now you never know where you are. I can have 25*l.* or 30*l.* a year sprung on my rates at any time by men who have not to pay a penny of it. I think the landlord's agent is the best man to look out to see that the rates are properly levied. I do not want to shirk paying the rates, but I want to pay them in one sum—I want to include them in the rent and to know exactly what I have to pay in the year.

43,808. Like the tithe in fact?—The same way as the tithe, exactly.

43,809. (*Mr. Giffen.*) Would not the landlord make that bargain with you that he should pay all the rates?—No, not without he was forced to—he would not.

43,810. It would be simply a matter of bargain between you and the landlord?—He would not bargain for that at all—he would know better, because he would be running the risk. I want him to run the risk instead of me, but there is no compulsion over him.

43,811. And there is no compulsion on you to take the farm unless you like, is there?—None whatever.

43,812. Then it is a matter of bargain?—I need not take the farm, of course, unless I like.

43,813. (*Mr. Lambert.*) Why do you take the farm with these objectionable provisions?—There were not any of these sanitary rates and parish councils and all that nonsense when I took it.

43,814. (*Viscount Cobham.*) You want to be quit of the whole thing?—I do not want the small men who are paying a 2*s.* or 3*s.* rate to come to my district and spend a thousand or so when I should have perhaps 10*l.* of that to pay and the other men would only pay their 2*s.* or 3*s.* I do not want that.

Quitting a farm.

43,815. (*Mr. Lambert.*) Now that you have the sanitary rates, and all the other nonsense, as you term it, why do you not give up your farm?—You cannot do it as you can go out of a shop. If you have a shop you can clean the stuff out and put up the shutters, but if I leave my farm I leave a lot underneath.

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43,816. Then it is a very great loss to the farmer to leave his farm?—If it is in the condition that mine is in it is, but it would be a benefit to some of them to leave.

43,817. If a man is a good farmer it is a great loss for him to change from one farm to another?—Certainly it is, there is no doubt about that.

Sanitary rates.

43,818. (*Viscount Cobham.*) What sanitary rates have you to pay?—I pay about 13*l.* a year.

43,819. For Richmond?—No, for the village of Catterick.

43,820. (*Mr. Little.*) Is it an urban district, I suppose not, only a rural sanitary district?—It is a rural district.

Sale of cattle by live-weight.

43,821. (*Viscount Cobham.*) How are cattle sold in your neighbourhood?—The best beef is worth about 7*s.* 3*d.* the stone of 14 lbs.

43,822. What is the system of selling—ordinary auction sales?—Some patronise the auction sales, some send to Wakefield, and some send to Leeds market.

43,823. Do you think any better system can be adopted?—I should like them all sold by live weight.

43,824. (*Mr. Little.*) Compulsorily?—Compulsorily; they will never be sold by live weight unless it is compulsory.

43,825. (*Mr. Giffen.*) What kind of compulsion would you apply?—I would make it illegal to sell a beast without being weighed.

43,826. Would you make it punishable by fine or imprisonment?—I do not care what you do if you only make them do it that way; you can transport them if you like.

43,827. (*Mr. Gilmour.*) Do you mean that it must be sold by weight in the case of a private sale out of your own byre?—I want to sell them all by live weight.

43,828. If sold by auction, how would you ascertain that?—At a public weigh.

43,829. (*Viscount Cobham.*) Have you got machines?—Yes, but I cannot sell them by live weight.

43,830. (*Mr. Little.*) Would you apply that principle to store stock?—Yes.

43,831. To horses as well?—No, horses are not to eat. I would let horses alone.

43,832. Rams?—It would not matter so much for rams.

43,833. (*Viscount Cobham.*) Are the farmers afraid of selling by live weight?—No, the farmers are not afraid, but the men that buy the cattle are. I sold a man 20 bullocks by live weight, and when he took them to Wakefield Market he lost 30*l.* out of them. He said he could not understand how he lost 30*l.* I said: "That is quite plain; formerly, when you went to my "place and bought bullocks that weighed 60 stone "you called them 55 stone, and I had to sell them to "you at 55 stone, now I persuaded you to buy them by "live weight, and when you went to Wakefield Market "you had not the difference of that 5 stone to go to "work with."

43,834. Why do not the farmers press for a compulsory system of sale by live weight? If it is to their benefit they seem to be very apathetic?—The farmers are not the cleverest men in the world.

43,835. (*Mr. Everett.*) Do you think men would go on buying beasts of farmers and losing 30*l.* on every lot they bought?—They would not. You see from what is quoted in the papers that everybody is selling your beef at 8*s.* a stone, say, but I am only getting 7*s.* 6*d.* I want to know what it is exactly, and to have quoted correctly what I really do get for my beasts. If you had to sell by live weight you would get to know the real price better than you do now. I do not know that farmers would make very much money out of it, but it would be a much more satisfactory way of doing business. We are in the dark now, I said to my butcher the other day, you will not let me come and buy a sirloin of beef off you without weighing it, and I have a better chance of guessing its weight than you have of guessing the weight of my beast. A dealer comes to buy a beast of me, but that man is buying bullocks every day all round the country, while I am selling only about twice or

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three times a year. Do you think that man does not know more about his business than I do.

43,836. (*Viscount Cobham.*) Would you always sell by live weight?—Always, but I cannot get people to buy them like that.

43,837. Because they boycott you?—No.

43,838. Is it not a fact that farmers are afraid of being boycotted by the butchers?—I am not afraid of being boycotted.

43,839. Not if you insist on selling by live weight?—I am not afraid of being boycotted; I do not care.

Sale of foreign meat.

43,840. Would you prevent the selling of foreign meat as English?—I would if I could, but I could not tell you how it could be done quite. I think it is rather unfair that it should be sold as English.

The Agricultural Holdings Act.

43,841. Going to another point, in what direction would you alter the Agricultural Holdings Act?—It is a very difficult question to know how to alter it for the best. When a new tenant went on to a farm, I should like to have the whole of the place described—every field, the cropping of it, what it has been for three years back, and the state of the buildings, in fact the whole state of the farm when he enters upon the farm. Then when the tenant leaves the farm, if he has made it any worse, I think he ought to be made to pay the landlord for it; the landlord ought to receive compensation for what has deteriorated; but if the tenant has left any money in it, and improved it, I think the tenant also ought to receive payment for the improved value that he has left in the farm. The landlord should have his land back in as good a conditon as he let it, but not better without paying for it.

Compensation to landlords for deterioration.

43,842. That would necessitate a survey whenever the farm is vacated, would it not?—Yes. It would be a difficult thing to do, but if it could be done that is the right system to adopt.

43,843. I think that is in the draft Bill prepared by the Central Chamber of Agriculture, is it not?—I do not know. The great difficulty is to get at this description, but if it could be done, I say that a landlord ought to have his land given back to him in the same condition, or at least in as good a condition, as he let it, and that if the tenant has improved it and left any money in it, then the tenant ought to be able to take it away with him.

43,844. (*Mr. Lambert.*) Do you mean to take it in money?—Yes.

43,845. That he ought to be compensated?—Yes, but only for what he has done.

43,846. How is he to take it away? I want to know whether you would allow the tenant to stay in until he has exhausted the soil?—No, if he had exhausted the soil he should pay for it.

Local rates.

43,847. (*Viscount Cobham.*) I think, from your brief, you are apprehensive of county and parish councillors spending money extravagantly?—Yes, I think they do, a great many of them.

43,848. You think a good many of them are already doing so?—Yes, I think so.

43,849. The parish councils have hardly had time yet, have they?—The parish councils have not done much.

Agricultural education.

43,850. Do you think the money spent on technical education has been well applied or not?—I do not think it is in all cases; in some cases, I think, it is not. You pay a professor of agriculture, I do not know what he is, but you send him to lecture to the farmers and to tell them what they ought to do. Now if you put that man on to a 300 or 400 acre farm and let him farm it himself he would be sold up in three years, and yet he would come and preach to a man like me and tell me what I ought to do. I think that is money wasted.

43,851. Is it generally found to be a failure?—It is a failure as far as I have seen it.

43,852. Have you had a dairy school in the district?—I do not know anything at all about dairying, I have never meddled with it.

43,853. Do you think that any money could be advantageously spent in the direction of agricultural education?—I think it might in dairying; I think there is room for improvement perhaps in dairying, and technical education might answer there pretty well.

43,854-5. Do you think the farmers have nothing to learn?—I do not think they have so much to learn. They want to learn about some better prices, then I think they would produce the stuff. If they had a good market and they knew they could produce the stuff at a profit you would have plenty of stuff in the market. It looks to me as if the farmers were too clever, they send too much to the market, because, whenever I go to the market, the place is swamped and you cannot get your produce sold. If they were any cleverer and produced more they would have to give it away. The farmers know their business well enough, but they are so disheartened with bad prices. It does not pay them now, and they have not got the money to launch out.

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43,856. That points to developing farming in some new direction, does it not?—It is very difficult to know; it would be a very good thing if anything could be done to make it pay, but I really do not know of any direction in which you could go. People tell you that you ought not to grow wheat and all that, but it is very difficult to know what to grow in place of it.

Compensation on quitting a farm.

43,857. (*Mr. Chaplin.*) You told us just now of the great loss it would be to a man who was farming well to have to leave his farm; I suppose that would depend upon what compensation he was entitled to and upon the terms on which he held his farm; supposing, for instance, that you get full compensation for what you have spent on the buildings and any other improvements you have made you would still hold that opinion?—If I had full compensation and could have all the money I have invested in my farm I would leave it to-morrow.

43,858. And then you would leave it without loss?—Yes, if I had full compensation. If I could leave it without loss in that way I would not go on farming at all, because I am only losing money.

43,859. That is the case with a great many men who are good farmers and who have got capital left, I believe, is it not, that if they could get out of the business they would only be too glad to do so?—They certainly would.

The Agricultural Holdings Act.

43,860. What terms do you hold on—by agreement, or under the Agricultural Holdings Act, or under what circumstances?—I am under the Agricultural Holdings Act now, I think. I never had an agreement. My father and myself have been on the place for 50 years and never had an agreement. I should be guided by the rules of the estate, I think, or by the Agricultural Holdings Act—I do not know which.

43,861. What are the rules of the estate, are they less or more liberal than the Act of Parliament?—They are less liberal than the Agricultural Holdings Act.

43,862. Then you would claim under the Agricultural Holdings Act?—I think so if I thought it the best.

43,863. But the Agricultural Holdings Act, according to you, does not give sufficient compensation?—It may give sufficient, but it is so very difficult to get it; this arbitrating business is the difficulty.

43,864. It is the procedure that you object to?—It is the procedure principally.

43,865. Have you studied the recommendations of the Committee of the Central Chamber of Agriculture upon the Agricultural Holdings Act?—No, I have not.

43,866. Then it is no use asking you if they would be satisfactory?—No, I really do not know very much about them.

Scheduling the condition of farms.

43,867. Among those recommendations was one of the most prominent that you have recommended to the Commission: namely, that when a farm is taken its condition should be regularly scheduled?—I agree thoroughly with that.

Compensation to landlords for deterioration.

43,868. I understood you to say that the whole improvement ought to go to the tenant?—Yes, if it is made at the tenant's expense; but if the landlord has made any improvement the tenant should not reap the benefit of any of the landlord's money.

43,869. Is it not the case that even in any improvements that are made by the tenant something must be put down to the nature of the land itself; that is to say, that if you lay out a certain amount of money on good land the return to you would be a great deal more than the same amount of money laid out upon bad land?—Certainly.

43,870. Ought not the landlord to have some share in the improvement where the land itself is so good?—I would not deprive the landlord of anything that he had a right to.

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43,871. The question is whether he would have a right to that?—That I cannot say.

43,872. That you have hardly thought out perhaps?—I have hardly thought it out.

43,873. Then you say that whatever deterioration has been made in the land by the action of the tenant, the landlord ought to be paid for?—Certainly he ought.

43,874. What is to be the landlord's situation if the tenant has got nothing to pay with?—He should get the tenant off the place before he gets into that situation.

43,875. Then it comes to this, that the remedy against deterioration would really be notice to quit in sufficient time?—It would be a safeguard for the landlord not to take an inferior tenant on to his farm, would it not? That would make a landlord more cautious whom he let his farm to.

43,876. Quite so, but there are cases, I suppose, even within your own knowledge, where a tenant who has been substantial when he has entered upon a farm, has after a good many years' depression, arrived at that condition, that he would be able to pay the landlord nothing whatever for deterioration?—I do not think the landlord after he gets into that condition is doing his tenant any kindness by letting him stay on and deteriorating the land.

43,877. Is it your view that if the landlord sees his farm is being steadily deteriorated, and does not give the tenant notice that unless he improves he must go, the landlord must take the consequences?—I certainly think so, but if I was a landlord I should discharge him.

Low prices.

43,878. I understand from you that the fall of prices in your opinion is really at the bottom of the whole question of depression?—No doubt about it.

43,879. And that no real improvement can be expected unless there is to be some improvement of prices?—I think so.

Effect of the depression on the labourers.

43,880. Are the labourers beginning to be affected by the depression?—Certainly, they are affected now, because they are not getting employment, and they are being starved out of the small country villages which are becoming depopulated; not that these people dislike the country, or want to leave the country, but they are obliged to leave it—they cannot live in it—or get employment, and they are obliged to seek employment elsewhere.

43,881. I suppose it comes to this really, that for a long while the labourers have suffered the least?—Where they can get employment they have not suffered. Their wages are just as usual, and they are getting cheaper bread, cheaper clothes and cheaper food. They are not at all in a bad position if we can only go on paying them.

43,882. But in consequence of the depression labourers are losing their employment?—They are, certainly.

43,883. If the depression continues, and if the loss of employment becomes more general than it is at present, the labourers ultimately will be the people who will suffer most?—It will come to that finally; at least all will have to suffer.

Effect of the depression on cultivation.

43,884. What will be the effect upon the land itself; will there be more land going out of cultivation?—I should say all that land which was formerly let at under 1*l.* per acre will not be worth anything at all. It is not worth cultivating; I do not see how anybody can cultivate it to a profit.

43,885. That is at present prices?—If you were to make me a present of a thousand acres of bad land now I would not go and take possession to-morrow morning, if you gave it to me and forced me to till it myself.

43,886. What proportion of the district which you live in, or of the arable part of Yorkshire, is that bad land of which you are speaking?—I suppose that a very large proportion of land in Yorkshire, even in good times, was not let for more than 20*s.* or 25*s.* an acre?—Would you include the moor land?

43,887. No, I mean land under cultivation?—I should think one-third of Yorkshire is that bad land.

43,888. At least a third of it?—I think so. I have not really thought the thing out, but I should think that would nearly represent it.

43,889. Roughly speaking, you would say that one-third of the land is land of such a description that it will not pay to cultivate it at all if present prices continue?—That is what I should say.

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43,890. (*Mr. Little.*) What proportion of arable land have you?—About half.

Particulars of witness' farming operations.

43,891. Is the pasture all good grazing land or store land, or what would you describe it as?—I should say half the pasture was good grazing land, and the other half good store land.

43,892. For growing stock?—Yes, but it is not good enough to put fat beasts on.

43,893. Do you breed cattle and sheep largely?—I try to breed all I possibly can.

43,894. You have noted breeds of both cattle and sheep, have you not?—I once made 500*l.* of a sheep, and I have sold cattle for 500 guineas each.

43,895. Your returns would probably be considerably more than those of the average farmer then?—Yes, they would.

43,896. Very much larger?—Yes, very much larger.

43,897. But even with them you have not found of late years that you can make any great profit?—I have not been making those big profits of late years, unfortunately.

43,898. Still you have had the same character of stock?—Yes.

43,899. But the prices have fallen?—Both the price and the demand.

43,900. It is not that your farm has deteriorated, or the quality of your stock, but the price having fallen the possession of excellent stock has not enabled you to make a profit?—That is it, certainly.

Commencement of tenancies in North Riding.

43,901. At what time of the year is the entry upon farms in your district?—In February, I think.

43,902. At Candlemas?—In February a new tenant is first allowed to go on to plough; then he would enter at May-day.

43,903. Is that the 12th of May?—Some of the land you have to give up on the 6th of April, and a small portion of the grass you have to give up on the 13th of May; but a new tenant coming on would be able to come and plough in February.

43,904. That is pre-entry for cultivation, but when does the actual tenancy commence; on the 6th of April?—Yes.

Conditions of entry.

43,905. What does the incoming tenant have to pay for, or what does the outgoing tenant get in the way of cultivations?—He takes, I think, one third.

43,906. As a way-going crop?—One third of the arable land as a way-going crop.

43,907. One third of the arable land in wheat as a way-going crop?—Yes.

43,908. The spring-corn is not a way-going crop, is it?—He has one-third of the arable land, and he can sow it either with wheat, barley, or oats.

43,909. In practice does he harvest that crop himself, or does he part with it to the incomer?—He has the right, if he can agree with the incomer; he can do so, but the incomer is not forced to take it.

43,910. I said, in practice is it so?—No, not always.

43,911. You have been extending your farm, you say, from 250 acres up to 600?—Yes.

43,912. Have you when you have entered upon new farms taken the crop from your predecessor?—I went round with the other tenant, and we did it all in half-an-hour. We valued the right to everything, and I gave him a cheque and paid it down and was done with it.

43,913. Would custom there give any compensation for manures used in the production of the crops of the previous year?—Yes, he got something for bones, I think, and something for guano, according to the Agricultural Holdings Act.

43,914. We are distinguishing between custom and the Agricultural Holdings Act; did the old custom give him anything?—The old custom did not give anything.

43,915. Simply the man got paid for his way-going crop or harvested it, and I suppose he got paid for the hay and straw that was left?—I bought all the hay that was left.

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43,916. At consuming price?—Consuming price.

43,917. Not at sale value?—No, at consuming price; at what it would make to eat on the ground.

Sale of cattle by live-weight.

43,918. (*Sir Nigel Kingscote.*) You are very strong about making it compulsory to sell every animal, or, at all events, all fat stock, by weight; would you apply that principle beyond the markets; would you make it compulsory for any individual, myself, for instance, to sell, or for any butcher to buy by weight?—I would make them all to be sold by weight.

43,919. You would not confine it to anybody who exposed animals in the open market?—I would have them all weighed, because it would be instructive to both, and at any rate it would not do any harm.

43,920. And you want it compulsory?—Yes, because it can never be done otherwise; that is the only reason why I want it to be made compulsory.

Change in system of farming.

43,921. As regards the cultivation of your land, owing to the depressed prices of corn, have they made any change of system in the farms in your neighbourhood; have you, for instance, laid more land down to grass?—I have tried that, but I cannot say with great success. I have laid 40 or 50 acres down to grass, but I do not think it is a very profitable business. It does very well for a couple of years, but it takes a deal of keeping up, and it soon goes to waste again. It is not a very profitable job, I think. I would rather, now, let my seeds lie down for three years and then plough them up again, rather than have permanent pasture; that gives the land a rest, and it acts for two or three years.

43,922. I suppose your object would be to save labour?—That is it.

43,923. Does it do so?—I do not think so. I have saved none. I have never turned any man off.

43,924. Do you see no way to change your system of farming for economy's sake, or to meet the low prices?—No; if I had done that I should have changed my system long since. There might be some way of doing it in some places.

43,925. (*Mr. Whitehead.*) Have you done better than your neighbours?—I really could not tell you. I think I have farmed as well, but I do not know that I have made more money.

Horse-dealing and breeding.

43,926. Is that because of the horses which you breed?—I hunt a good deal, and I have got a little bit out of hunters.

43,927. Huting is not profitable, is it?—It has paid me.

43,928. Do you breed hunters?—No, I do not breed them; I buy and sell them.

43,929. Is horse-breeding profitable?—No, I used to lose money at that, but when I bought them I made money of them.

43,930. Horse dealing has been profitable to you?—I have been fortunate.

43,931. In that respect you have had an advantage over your neighbours?—It has given me ready money to lose in farming.

Cattle breeding.

43,932. I think you breed shorthorns?—Yes.

43,933. Have they been profitable?—They were once, but they are not now.

43,934. Not now?—No; there is no demand, and the price has gone down so that they do not pay very much now.

43,935. (*Sir Nigel Kingscote.*) Would you say that they hardly fetch more than market price?—Hardly that.

Agricultural education.

43,936. (*Mr. Whitehead.*) I understand that you think there is no occasion for technical education?—No, not generally; but I think something might be done in regard to dairying.

Dairying.

43,937. I was going to instance dairying?—You can do some good in dairying, perhaps, but you see if you have technical education in dairying and you taught the farmers' daughters and the farmers' wives to carry this thing out properly, the estate would have to provide new dairies and have properly fitted-out dairies and appliances to carry out this scientific dairying.

43,938. Do you think there is room for improvement in dairying which might be brought about by technical teaching?—I think technical teaching would do them no harm at any rate.

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43,939. Do they give technical education in dairying in your county?—No, it is not a dairying place; there is very little dairying.

43,940. Might it be introduced there with advantage?—I do not think so.

43,941. Has it been tried?—Yes, I daresay it has been tried, but you know we are a long way from a large populous centre, and there is not a market near us. I do not think much could be done by it.

43,942. Do you think there are no other things that could be tried to improve the position of the farmer?—I do not know of any; there may be, but I am not clever enough to say that I know of any.

43,943. (*Mr. Clay.*) You say you have been losing money in farming?—I have this last two or three years.

Reduction of rent.

43,944. That is at your present rent?—Yes.

43,945. If your rent had been reduced proportionately to the value of the produce you sell off the farm ——?—I should do a deal better.

43,946. How much reduction would be necessary to bring into a money-making concern?—If I was put down to about 28*s.* an acre I should not do so badly.

43,947. So it is a question of rent; you are paying too much for your land?—It is partly a question of rent.

43,948. And the principal part?—The rent is a very serious item with me.

43,949. You have, perhaps, taken the farm too dear?—I took it when times were better; it was not too dear when I took it, but the times have gone against me.

43,950. Are you not a yearly tenant?—Yes, I got a hundred a year off it last year, but I cannot get any more.

43,951. You are afraid to leave your farm?—It is in too good a condition to leave it.

43,952. Because some person would come after you who had not gone to the expense of paying for the good condition of the farm?—Yes, and who would take it over my head.

43,953. You would not like to leave the old home?—No, I should not. I have made it a very nice place.

Duty on barley and flour.

43,954. You would like to see a duty on foreign barley, you say?—Yes.

43,955. Your reason for putting it on flour, which is a very sensible reason, is that it would give us that healthy article called bran for our horses and cattle?—Yes. I use a great quantity of bran; it is a big item with me.

43,956. I suppose bran is as dear as wheat?—It is out of all proportion.

43,957. It would not interfere with the feeding of the multitude of the people if we let the raw material of wheat in?—No, not at all. I would let the raw material of wheat in. You want to feed people cheaply.

Inefficient tenants.

43,958. You say that landlords at times do not pay sufficient attention to the tenants they put upon the place?—Yes, I do.

43,959. They grasp more at the higher rent, and do not look to the position of the man they put into the property?—Yes, that is it.

43,960. So some have suffered by the deterioration of their farms through inefficient tenants, and the insufficient capital of the tenants?—Yes.

Scheduling the condition of farming.

43,961. (*Mr. Gilmour.*) You speak about the scheduling of the fields on going into a farm as being one of the most necessary and useful things to be done, so that the tenant can get a proper value on going out; do you, as a practical man, see any way of carrying that out?—Yes, I think that a proper valuer, if he had a note-book and went right round the farm, would be able to put down the condition of the buildings; he would be able to say whether they were in a dilapidated, or a middling, or a first-class condition. He would be able to say what condition they were in.

43,962. I do not mean the buildings, because that is easy?—He would have to take out the condition of every field and the state of cultivation it was in, whether clean or dirty; what the previous crop had been, and what tillages had been applied to it for two or three years, and put it in his note-book. It could

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be done. I grant that it is a very difficult thing to do, but I say it could be done.

43,963. Are most of your farms held annually?—Yes.

43,964. So that it might be easier done on them; but where you have to deal with leases would you see any practical way of carrying it out at the end of a 19 years' lease, when the man who valued it first has gone, and the times had altered very much?—You would have the book to go to which he would leave behind him. After the farm was gone through the book would have to be signed by both tenant and agent to show that it was a satisfactory statement of the condition that they had scheduled it in, and that note-book would be left if he were dead. That is the only way you can do it, I think.

Consumption of home-grown corn.

43,965. Then have you considered the question of compensation for home-consumed produce at all?—No, I have not. I am quite satisfied with what Sir John Lawes and those men have done. I think they know more about it than I do, and I would be guided by them.

43,966. (*Viscount Cobham.*) Have you consumed much of your own wheat?—I have consumed it all. I have not sold a peck; it was not worth selling.

43,967. Do you give it to your horses?—I give a very small portion to my cart horses, but not to my other horses. I give it principally to the cattle and sheep, but mixed with other things. I think it is not a great thing to feed cattle on.

Cattle breeding.

43,968. (*Mr. Gilmour.*) In those times when you got the biggest prices for your pedigree stock you had to pay correspondingly high prices for the animals you bought to produce them, did you not?—Certainly.

43,969. Was your profit then so very much greater than it is now that you are breeding the stock?—The profit was very much greater then, because I do not get those prices at all now. The shorthorns have so deteriorated that they are not worth more than ordinary cattle.

43,970. But in comparison you are buying in very good stock at very low prices?—Not grazing cattle you cannot.

43,971. I mean pedigree stock?—I do not buy any now; I always breed mine; but if you want them you can buy them cheap enough.

43,972. But still in proportion, at the time when the prices were higher, it paid you far better?—Yes.

43,973. Even though you had to buy at a dearer price?—Yes.

43,974. (*Mr. Long.*) I see you say in your brief: "Unless a change takes place farmers will soon be "unable to pay wages"?—Certainly.

43,975. What form do you think that inability will take?—They will not have any money to pay them with.

Reduced employment of labourers.

43,976. Will they continue to occupy their farms and dispense with their labourers?—Many small men are going on to farms who have perhaps two or three sons and daughters. They go and work those farms with their sons and daughters, and do not pay them any wages; so actually the tenant is living out of his family, and he is depriving the labourers of work. In that way no money is spent in the country, and with no labourers employed and no money spent the small shopkeepers will suffer as well, because there will be nothing for them either.

43,977. How soon do you think that next stage will arrive?—I think it is coming very fast now. It is coming on now in a great many cases. I know many farms where formerly there would be five or six strong labourers and a lot of boys and women, but which are now worked with three or four small boys that they pay 8*s.* or 9*s.* a week to, and the labourers are hungering.

43,978. You say the villages are being depopulated; are there many empty cottages?—A great many. Some of the best villages, where the land is in a good condition, have not suffered so much, but where there is bad land the cottages are empty.

43,979. So that not only have the people been driven away, but cottage property is of course deteriorating?—It is standing empty.

43,980. With regard to what you told us about land tenure, you say in your brief that there is "no induce- "ment to anybody to invest money in farming"; do you think that any serious portion of agricultural depression has been due to a failure on the part of the farmer to invest sufficient capital in the land?—That I could not say. I would not say that it would not tend to bring on the depression, because if they had invested more capital in it and farmed better the depression would even be worse, as there would be more produce to go to the market.

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Security of tenure and compensation for improvements.

43,981. What I rather wanted to get from you is this: whether you advanced that opinion rather with a view of securing justice for the farmer in the position in which he is now, or because you believe it has led to the farmer not farming as well as he otherwise would have done?—It is a difficult thing to say; I do not know I am sure about that.

43,982. Perhaps this will be a simpler form in which to put the question: is it not the fact that farming in England, as a rule, has resulted in a very considerable production per acre—at least equal to that of any other country?—It is more, but I think the production is capable of being made one-third more yet if the land is properly farmed.

43,983. One-third more?—Yes, if the land is properly farmed, if capital is brought into it. The idea seems to be that small holdings, and that kind of thing, will do good; my idea is that they will not do any good at all. You want to induce some large men who have capital to come into farming, and to bring their capital into it. These small farmers, who live from hand to mouth, live a most miserable life and they work harder than any labouring man; they would be much better off if they were employed as bailiffs by capitalists.

43,984. Would not that most desirable object, namely, attracting capital to the land, be better secured by an increase in price, rather than by a greater security of tenure?—Unless a man had proper security he would not like to invest, I should think.

43,985. I rather gathered from you that the failure of the land system was not due to the want of security of tenure, but the want of security for compensation?—Yes, that is so.

43,986. You indicated that the farmer only wanted better terms in order to get out, not in order to remain where he was?—I indicate now that things are so bad, and that prices are so bad, that there is no profit in farming. If I could get out now without leaving any money behind me, I would retire from farming.

43,987. That would be distinctly an injury to agriculture?—I do not know; if a better man came in it would not.

43,988. Is it likely that a better man with more capital would come in?—That I cannot say.

48,989. Do you think it is likely?—No; he might have more capital, but I do not know that he would be such a fool as to spend as much on it as I have.

Local rates.

48,990. You indicate, lower down in your brief, that you think a Bill should be introduced to prevent county councillors, and the other locally elected authorities, spending money upon local improvements; by that do you mean that the rates should be paid by each individual householder?—I mean this: that we have got a lot of county councillors, and the only good that they have done me is that they have voted now to spend about 15,000*l.* or 16,000*l.* to make themselves a comfortable house to meet in and the ratepayers and taxpayers will have to find the money to build that place with. I do not see that that will do us any good because the rooms they have got now are quite good enough rooms to meet in.

43,991. Surely the cure for that would be to elect another county council would it not?—I do not know, I am sure. There are too many elections. I do not know what you can do with them.

Compensation for improvements.

43,992. (*Mr. Lambert.*) You said that you would leave your farm to-morrow if you could get a proper sum for your improvements?—If I could get all the money out that I have invested in it I would.

43,993. What means do you suggest that the legislature should enact in order that you might get the money out?—I could not tell you. I do not know. It will take a cleverer man than I am to find it out.

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Arbitration.

43,994. You said just now that the arbitrators are the only people who get anything out of the Agricultural Holdings Act?—I think they are.

43,995. Have you thought out any plan whereby arbitrations might be conducted more cheaply?—I have not thought out any plan because I have never studied it. I know they are very expensive now. I have never thought out any plan whereby it could be remedied. My experience in our district is, that wherever there have been arbitrations they have generally ended in a squabble, and neither side have got much good out of them, and the money was generally spent over the arbitration. I should think the arbitrators get more money out of it than anybody else.

Wages.

43,996. (*Mr. Giffen.*) With regard to the employment of labourers, I understand that as yet there has been no fall in wages?—No.

43,997. But if they do not get employment with you, they get employment somewhere else?—They do get employment with me because I never turn a man off. I have men who have been on my place for 30 years.

43,998. There has been no reduction of wages in your district?—I have never reduced any of mine.

Reduced employment of labourers.

43,999. (*Mr. Chaplin.*) Do these men that you were speaking about to me get employment?—Some of them do not only on these good farms. It is only on two or three good farms about my place that the men are all right and get employment. The small farmers do not employ them regularly, they turn a man on and off.

44,000. Except on good farms held by men with plenty of capital, there is a great loss of employment at the present time then?—No doubt.

44,001. (*Mr. Giffen.*) What becomes of the labourers who are not employed on the farms?—They go to the towns or anywhere where they can get employment. They leave the country. I do not really know what becomes of them, but I suppose they flood the towns.

44,002. Would it not be the case that if there is such a superabundance of labour, you would be able to reduce the wages?—I have never tried to reduce mine.

44,003. (*Mr. Long.*) You say the labourers go away?—Many of them go away after a certain time, when they find they cannot get employment. It would be no use my reducing my labourers' wages, they could not live, and if they are not well fed, they will not work. It is no use not keeping my horses in condition, when I want them to work I have to feed them well, and if I want my labourers to work, I give them good wages, so that they can feed well in order to work.

44,004. (*Mr. Giffen.*) The people who go away, go I suppose because they get employment elsewhere?—I do not know. We have nothing for them when they go, and I do not think any of these men would go if they had employment in the place.

44,005. (*Mr. Everett.*) Were farmers doing fairly well in your district 20 years ago?—They did well when the Russian war was on—how many years ago is that?

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Farming 20 years ago.

44,006–7. That is 40 years ago?—There was a time when they did fairly well, but I cannot quite recollect what happened 20 years ago. There was a time when they did well and farming was looking up altogether, and wonderful improvements were made.

44,008. (*Mr. Everett.*) That state of things continued for a long time did it not?—It did for some time, but I do not know that it did for very long. Farming at the best is never a very lucrative sort of thing. They could live, I dare say, then. If a farmer keeps on his place and lives, he is content to do so, but he does not make very much.

44,009. The alteration in price is the great alteration that has made the difference in the farmers' condition now, as compared with his former condition, is it not?—Yes, I think so, it is the prices.

Particulars of witness' farming operations.

44,010. Have you been farming your arable land on the four-course shift until quite recently?—I recently have not farmed it under any shift. I have always kept it very clean, and I have sometimes taken two white crops. I am not tied down to anything. My landlord lets me farm as I like.

44,011. You keep all kinds of stock, I understand, pigs, sheep, cattle, and horses?—I keep shire-horses, hunters, shorthorns, Leicester sheep, middle bred pigs, game cocks, and fox terriers.

44,012. (*Mr. Little.*) All pure bred?—All pure bred.

44,013. (*Mr. Everett.*) You keep everything of the best?—I have sold fox terriers at 50 guineas each, and I have sold game cocks at 10 guineas each.

44,014. And in spite of all this the fall of prices has hit even you?—Yes, I cannot do anything at these prices.

44,015. (*Viscount Cobham.*) Are you allowed to sell hay and straw, if you wish to do so?—I am, but I never do so. We are in a country sort of place, and, with the carriage to a big town added, it would not be worth while to sell it; it would be no advantage to do so.

44,016. (*Mr. Everett.*) You would buy nearly as much as you would sell in the way of grain generally, would you not?—I buy it in cake; I buy a large quantity of cake.

44,017. (*Mr. Little.*) How far are you from Darlington?—12 miles.

44,018. But not very far from Richmond?—Five from Richmond.

44,019. (*Viscount Cobham.*) Are the opinions which you have expressed to-day generally shared by your neighbours?—That I really cannot say.

44,020. You have not discussed these matters with them?—I have never discussed the question with them at all.

The witness withdrew.

(*For Mr. Dunstan's further evidence see page* 376.)

Adjourned to to-morrow at 12 o'clock.

Eighty-fourth Day.

Friday, 29th March 1895.

PRESENT:

The Right Hon. GEORGE JOHN SHAW-LEFEVRE, M.P., in the Chair.

Viscount Cobham.
Sir Robert Nigel Fitzhardinge Kingscote, K.C.B.
Robert Giffen, Esq., C.B.
Captain Owen Thomas.
Francis Allston Channing, Esq., M.P.
John Clay, Esq.
Cornelius Neale Dalton, Esq., C.B.
Robert Lacey Everett, Esq., M.P.
John Gilmour, Esq.
George Lambert, Esq., M.P.
William Cutlack Little, Esq.
Walter Hume Long, Esq., M.P.
Charles Whitehead, Esq., F.L.S.

Herbert Lyon, Esq., *Secretary.*
R. F. Crawford, Esq., } *Assistant*
Alan Mackinnon, Esq., } *Secretaries.*

Mr. John Frederick Hall recalled and further examined.

(*For previous evidence see page* 290.)

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The use of the separator.

44,021. (*Viscount Cobham.*) I think you want to reconsider an answer you gave on a previous occasion with regard to the economical use of the separator?—Yes. I was asked whether I should recommend the use of the separator in the case of a farm so small as not to number more than five or six head; and my answer was, "No, certainly not." I wish to qualify that. As a matter of the economical production of cream, I should certainly recommend it; but I had in my mind at the time of answering the question, many farms in Somersetshire that I knew of, which are managed by peasant proprietors, as you might almost term them; and I scarcely should recommend to them the use of the separator, because it requires a cleanliness and a care which have not been at all realised by that class of people in their dairy arrangements.

44,022. But managed on your principle, even with a very limited herd, it would pay to use the separator? Yes.

44,023. You give your cows artificial food all the year round, I think?—Yes.

Feeding with artificial food.

44,024. Is that done with the view of an increased production of cream, or with the view of carrying more cows upon the area of ground at your disposal?—Firstly, with the view of carrying as many cows as the land will possibly carry—that is the first object, to crowd cattle on to the land; and, secondly, because I think that such feeding as I give conduces to the best results in cream, I think it is better than grass feeding.

Effect on the quality of milk.

44,025. Do you find that the milk is of a more uniform quality with this system of feeding?—Yes; and I also find that the decorticated cotton cake makes the best grain of butter. If you are accustomed to use it, and then leave it off, even in the height of the grass season, you notice the difference.

44,026. Still I notice that in your pamphlet, very good results are shown from farms where grass feeding only is practised during the summer months?—That is true.

44,027. As good results as yours, in fact?—Yes, in quantity; but I am speaking now of quality. I could not answer the question whether the results with regard to the quality of the butter are as good from grass as they are from cotton cake. My strong impression is that a certain quantity of cotton cake always gives you a better quality than any other kind of food.

Effect on the pasture.

46,028. (*Sir Nigel Kingscote.*) The giving of this cake, I suppose, has improved the quality of the butter and the health of the cow; but do you think it also helps the pasture?—Yes, I do.

44,029. Looking round your neighbourhood—which I believe is a large dairy district—is it not?—Yes.

44,030. Since a great quantity of the milk has been sold off the farm as milk, instead of being made into butter, have you noticed any deterioration in the land?—I think where milk is sold whole, it never can be to the advantage of the land.

44,031. Therefore if the land is not helped, it must deteriorate?—Yes.

44,032. And that has been your observation?—Yes.

44,033. Do you change your pasture often; do you keep your cows in one part and then put them on to another part of the farm?—I keep them in one pasture till they have eaten it down, till it is bare; and then I move them to another.

44,034. When do you give them the cake—when they come in for the milking?—Generally.

44,035. They do not eat it in the field?—No, never in the field.

44,036. Always in the manger?—Yes.

44,037. (*Mr. Clay.*) You talk about cotton cake being the best kind of cake for making butter, as I understand?—Yes.

Artificial food for calves.

44,038. Have you not found in giving the milk to the calves that it was too rich in the oil coming from the cotton cake for the young calves?—We never give the calves new milk.

44,039. You do not bring up calves then?—Yes, I do.

44,040. Do you give them skim milk?—Yes.

44,041. Has the feeding with oil cake no effect on the skim milk?—The fat found in the skim milk after separation is a mere trace; about ·30 per cent.

44,042. But it has no damaging effect?—No, in fact the calves would do better, if it were a little richer. If the milk had a little more butter fat in it, it would be better for them. The separated milk is sometimes apt to scour them; but that we cannot help.

44,043. Are you aware whether in bringing up calves upon the sweet milk, the oil from the decorticated cotton cake does hurt young calves?—I should think that new milk from Jersey cattle fed with cake would be dangerous.

44,044. It is too rich?—Yes.

Feeding with carrots.

44,045. (*Mr. Long.*) You told us that you regarded carrots as being of especial value as food for dairy cattle; do you think that the system of dairy farming for butter making which you have brought to such a state of perfection, could be carried on in a district where carrots could be grown with special advantage, and that carrots could take the place of other food there?—Of course carrots cannot be used as the sole article of diet; but for winter food I should want nothing better. Carrots are the best of all possible roots for butter-making. Where you can get ensilage and a certain quantity of hay and carrots, you would want nothing more than a little cotton cake to make the best quality of butter and the utmost quantity of it.

44,046. (*Sir Nigel Kingscote.*) As regards carrots, do you look upon them as the most nutritive root, or is it because they do not give a taste to the milk that you use them?—It is such a sweet food for them; the milk is

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untainted; they like it exceedingly; it makes a richer coloured butter; and in fact it has every quality that you require.

44,047. But it is not a very nutritive root, is it?—It is not so nutritive as parsnips.

Economical feeding of dairy cows.

44,048. (*Mr. Long.*) You told us in your answer to a question put to you by Sir Nigel Kingscote, that in your opinion—this is, I think, the general sense of your answer—the majority of farmers considerably overfeed their cattle rather than underfeed them?—Yes, in our district. Of course I cannot speak of other districts; I am only speaking of the district that I know.

44,049. But that is a typical dairy district, is it not?—Yes.

44,050. Is it not the fact that artificial feeding particularly has been carried on to a very large extent during the last few years?—I think it has.

44,051. Which involves very heavy outlay on the part of the farmer?—Yes.

44,052. And unless he can get a return in the form of increased production of a better price, owing to the better quality, it is evident that he must lose on the increased expenditure?—Yes.

44,053. And you think that economy could be exercised in the feeding of dairy cattle with equally good results, if not better?—Certainly. I think it is most necessary that instruction on that point should be given to the farmers.

Encouragement of butter-making.

44,054. How would you suggest that these alterations of the system should be brought home to the farmers—by dairy schools or by lectures?—I should like to see a general movement all round—from the agricultural societies, the technical education societies, and the State down to the individual. It seems to me so large and so important a subject that I would use all the influence I had to start the movement. As I was saying, when I finished the other day, if agricultural societies like the Royal, and the Bath, and West of England, and others, would direct attention rather to results than to maintaining the present system, it would be, in my opinion, a very great gain. At present, dairy cattle are judged as other cattle are judged; they are brought into the ring and led round, and people see them; but who can tell the real qualities of dairy cattle from such methods of judging.

44,055. (*Mr. Whitehead.*) I think both those societies did adopt that principle you spoke of, and that they have in recent years given prizes for dairy cattle separately?—I do not wish to depreciate the work that has been done, but I do say that it has no hold on the farmers. Turn over the records of the Royal Agricultural Society and see the quantity of cows that are submitted to their tests; there are perhaps a dozen or so. What does that represent? It does not represent the cheese industry, and it does not represent the butter industry; it only represents a few milkmen who have taken the thing up. Even in the case of the British Dairy Farmers' Association, with which I am connected, the work that we do in testing the cattle is important; but it is nothing as regards the nation. The ordinary farmer has not begun to realise that the individual value of his cow is the thing that is to give him the profit or the loss in the future, and that he ought to breed for butter and for butter qualities in his milk, as much as his ancestors did for beef; and he ought to follow the thing out as carefully as they did.

Jersey cows as butter makers.

44,056. (*Mr. Long.*) Would it be fair to say that in your opinion the average dairy farmer has thought a little too much of the meat qualities of his animal, and not quite enough of its milk qualities?—Certainly. Perhaps I may illustrate that. If you advocate the introduction of the Jersey cow as a butter maker, or of any small cow as a butter maker, the first thing the farmer says is, What am I to do for my beef? But if you look at the relation of the profits on beef to the profits on skim-milk and butter, you will see that the former is a negligeable quantity. I would put it in this way. Three Jerseys about equal two short-horns, the average weight of the Jersey being under 900 lbs.—about 840 lbs. Now it has been a principle always understood, that cattle eat in proportion to their live weight. Arthur Young has asserted it, and Mr. Stratton has asserted it, and many others have asserted it; and I suppose that, roughly, it represents the fact, and that in proportion to their live weight so do cattle eat. Now, if you take the cost of subsistence of three Jerseys as equal to that of two shorthorns, then three Jerseys will produce in butter and skim-milk for a series of years 15*l.* more a year than the two shorthorns.

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Jersey cows and short-horns compared.

44,057. (*Mr. Everett.*) In money returns, is that?—Yes; in money return you will get for a series of years from three Jerseys 15*l.* a year more than from the two shorthorns. The only difference that I make between them is that I put down the Jersey butter as selling at 13*d.* a lb. and the shorthorn butter at 1*s.* a lb., for the reason I explained last time. Now to come to the time of death. The two shorthorns will fetch how much? They will fetch, as I reckon it, about 12*l.* more than the three Jerseys, because, of course, you must make allowance for the difference between their live weight and their dead weight. I take it by McJannett's tables, that 12*l.* will be the difference in the return, taking the shorthorn beef at 4*s.* a stone and the Jersey beef at 2*s.* 8*d.*, which is allowance enough for the difference in the quality. So that actually you have to balance the 15*l.* profit on the one side for successive years against the 12*l.* on the other side at death. That is, roughly speaking, how the matter stands. Yet the beef is by almost every dairy farmer that you meet with insisted upon as an essential point in the problem; to me it seems negligeable.

44,058. If you were speaking of the production of milk, your figures would be very different probably, but here you are taking butter?—Yes, I am taking butter and confining my evidence to butter. That is how the matter stands.

44,059. (*Mr. Long.*) Can you tell us what the average loss on your dairy is every year from barrenness and abortions?—I could not; I think it is not one per cent.

Sterility in dairy cattle.

44,060. Not one per cent.?—No, and to the best of my recollection has not been during the whole of my experience. It is well known that sterility is far more common in beef cattle than in dairy cattle; that is well understood; and that reduces the per-centage. When you keep really good dairy cattle you get less tendency to barrenness than when you keep fatting cattle. That is an exemption from risk which you profit by in keeping dairy cattle. Half the barrenness in the country, in my opinion, is due to carelessness in management.

44,061. I was going to ask you whether you attributed this very much smaller per-centage in your cattle to greater care, or to natural causes, or to death?—I think it is due to greater care and to a regular system being followed.

44,062. You say greater care now, but would not the difference between the Jersey and the shorthorn, having regard to the shorthorn's meat propensities, constitute one cause?—Yes, quite so.

44,063. That would be a natural cause which exists everywhere?—That would be a natural cause.

Uniformity in butter-making.

44,064. It has been stated very generally that one of the difficulties in the way of butter making by farmers in England, in the absence of uniformity in the butter which comes from different dairies, as compared with the butter sent from Denmark, which comes from a factory?—Yes, I know it is stated.

44,065. You appear to have overcome that difficulty?—Yes; I think when you keep one class of cattle and fed on one system all the year round as I do, and then have a competent dairymaid, you do not get variations. You will get a difference in colour between the winter butter and the summer butter; that always must be, because there is a paler colour in the winter than there is in the summer. But apart from that, the granulation of the butter is the same. Of course you should not feed with linseed cake. I see that a great many butter dairies feed with linseed cake; but nothing can be worse for the quality of the butter than that. It makes a greasy butter. When your system of feeding is the same and your cattle are of the same breed, and you have a competent dairymaid, then I think you get a uniformity of butter.

Supply of Jersey cattle.

44,066. What is the supply of these Jersey cattle in the country, suitable for this purpose of butter making; is it one which would stand an increased demand upon it, without an immediately increased price?—There are not sufficient Jerseys bred.

44,067. Not at present?—I do not think so.

44,068. I understand you to refer to English-bred Jerseys as opposed to the imported islanders?—Yes, I think they are the strongest and undoubtedly the most robust. The island cattle are certainly less strong in constitution than the English. I might say that there is one thing which we do not know yet. I have often

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thought whether it would be best for the farmer to have say half a dozen Jerseys in his herd and mix the milk, or to have cross-breeds, to have, for instance, the Jersey and the Ayrshire, and the Jersey and the shorthorn crossed, I do not know which would be best, and I do not think anybody in England can tell me, because we have made no experiments about butter. Butter has never been taken up as a thing by itself and treated as an object of study entirely distinct from the cheese industry and the whole milk business.

Cross breeds as butter makers.

Butter production and foreign competition.

44,069. No doubt the production of butter affords the greatest opening at present to the English farmer in his competition with the foreigner?—I have not a doubt of it. There is a great talk about New Zealand and the colonies, and I see it actually spoken of that New Zealand can produce butter at 8*d.* a pound. I do not think any practical man would listen to that for a moment; for it means, if you take off the freight, the charges for packing, the cost of the box, and the selling expenses in London, a return of less than 2*d.* a gallon to the farmer for his milk, and that means a return of less than 4*l.* per year for the cow. No colonist, or anyone else, can do that. There is a point here which is well worth speaking of, and I wish the Commission would allow me to read from Mr. Bear's article on "Australasian Competition in Dairy Products," which appeared in the journal of the British Dairy Farmers' Association, volume X., part 1, 1895:—"Published accounts of New Zealand dairy factory companies for "1892–93, generally showed losses or very meagre profits" that year I should say butter was 15 to 20 per cent. dearer than it is now, that is, it is my impression it was selling at that much better than it is now—"and those "of 1893–94 must inevitably be worse, unless the "farmers have been paid less for their milk than "in the earlier season. Even the factories belonging "to Messrs. Reynolds & Co., the makers of the famous "Anchor brand—probably the best butter made in "New Zealand—did not pay in 1892–93 or the preceding season. At a meeting of representatives of "the company and suppliers of milk to eleven factories "owned by Messrs. Reynolds & Co., held in August "1893, the manager said there had been a small loss "on the year's working, and although a dividend "had been declared in the preceding year, it was "on paper only and had never been realised." When that was the result of 1892–93 it is not likely that in 1894, when New Zealand butter is 8*d.* a pound, as Mr. Hudson said in his evidence before a Committee of the House of Commons this last week they are going to be formidable competitors at that price.

Milk testing.

44,070. You told us that you keep a very close watch upon your herd and test the yield of each cow?—Yes, I do.

44,071. Does that entail any large amount of extra labour?—No. The simple plan that I adopt is that every day the bulk of the milk is weighed; that is to say, when the milking is finished it is put on the machine and weighed; that is the check on the bulk. Then, once a week, morning and evening, the milk produced by each individual cow is weighed. The foreman of the house enters that in his memorandum book, and it is then entered in a large book. At the end of every six months, we add up the individual cow's yield and know what each one yields. As to the quality of the milk, which is a different matter, I have always had it tested by the churn; but I am now going to test it by chemical analysis; I have arranged with one of the leading chemists to send an assistant down three or four times a year and to test by the Babcock's tester each individual cow, so as to know the yield, in quantity as well as quality, of each.

Farm buildings.

44,072. What are the buildings that you use for your cattle? Are they covered in behind as well as on top and in front?—Yes, they are close sheds.

44,073. Are they permanently enclosed, or are they only provided with winter shutters?—They are permanently enclosed.

44,074. Stone or brick?—It is all stone.

44,075. Do you use covered yards?—No, not at all.

44,076. The ordinary open yards?—Yes.

44,077. With covered sheds?—Yes, and with cement floors; all the floors are cemented, and the mangers are all cement, so that they can be washed out perfectly clean, cement being much cheaper than brick or any other thing I can find.

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Scarcity of labour.

44,078. I see in the brief of your evidence, you have suggested general evidence upon two or three heads on which I do not think you have told us anything; one of those heads is wages; is there anything that you want to say with regard to the wages in your district, as especially affecting agriculture?—There is one thing I should like to say, and that is that labour is very scarce. Wages maintain their prices, owing, I think, to the fact that there has been a perpetual emigration of labourers going on. The labourers are much fewer in number, and consequently they have kept up the price of wages. As evidence of that, I may say that since I was here last, I have put an advertisement in a Wilts journal for a labourer, and I have not had a single answer, I have put three insertions in. I see every day in the Somersetshire papers 30 to 40 farmers' advertisements for labour.

44,079. What sort of labourer was it that you wanted?—I wanted a man simply to milk.

44,080. An ordinary labourer?—An ordinary labourer who could milk as well.

44,081. (*Sir Nigel Kingscote.*) The milking is where the difficulty comes in, is it not?—They will not come to milk if they can get any other occupation.

44,082. (*Mr. Long.*) Did you advertise the wages you were going to offer?—No, I did not; I said, "good wages" that is all.

44,083. (*Viscount Cobham.*) What is the staff that you employ for your 75 cows?—Cows in milk, do you mean? I have only on that farm I am speaking of from 30 to 35 in milk now and about 30 calves; that would make about 60 head; then there are 70 pigs or something of that sort, and five or six horses. The staff that I employ consists of a working foreman, a carman, and four labourers, but two of them are lads.

44,084. (*Chairman.*) How many acres?—165 acres.

44,085. (*Viscount Cobham.*) More than one dairymaid? One dairymaid, who is the wife of the foreman.

44,086. (*Mr. Long.*) As I understand you, the wages of the labourers have been kept up?—Yes.

44,087. Do you attribute that to the fact that there has been a decrease in the supply of labour of a suitable character?—I think the wages would have fallen with us undoubtedly, but for that.

Wages.

44,088. (*Sir Nigel Kingscote.*) Is the difficulty of getting labour confined to the men required to milk, or does it apply to labour generally, because there is a very great difference between those, is there not?—It is all dairying in our district, as our district is the centre of the Cheddar cheese district; so you find that on nearly every farm the labour is connected with milk. We have very little arable land, and I do not know what to contrast our labour with.

Price of butter.

44,089. (*Mr. Long.*) I do not know how far you will consider this a fair question, and perhaps you will prefer to decline to answer it it. You made all our mouths water by describing the results of your dairy-farming during the last year or two, when you were here last; and what I should like to ask you is, whether you think the result is sufficiently satisfactory to enable you to look forward to a possible reduction in the price of the article you produce, and yet feel that you are able to carry it on and make reasonable profit?—I can answer that in the affirmative. I told you that the price I had realised last year was a little over 15*d.* a lb., and that that was realised from sales to dealers mainly, and afterwards from one or two private customers that I had. If the price was to go down a penny a lb., or even if it was to go down 2*d.* a lb., I should not give up butter making.

44,090. (*Chairman.*) What is your average price per pound?—It was 15½*d.* per pound last year.

44,091. How does that compare with the general average in the market; is your butter very superior, or not?—The difficulty of comparing it with imported butter is that after all the English butter that we make is fresh butter, and always fetches a higher price.

44,092. How does your price compare with the average price of English butter; is your butter better than most English butters or not?—I think all Jersey butter is better than other butter; so it is better in that respect.

44,093. How much better should you say—a penny a lb. or 2*d.*?—A penny a lb. I should put it at.

44,094. And that is due to your using Jerseys?—Yes; it is a larger grained butter.

Rates.

44,095. (*Mr. Long.*) I see that in your brief you also refer to the rates and taxes; have you any grievance with regard to the rates in your district; do you think they are unfairly high?—Do you mean the poor rates?

44,096. Yes; the local rates?—I think the grievance that we all feel is the unfair incidence of taxation, and that really the land has to bear so very much more than its share of the burden.

44,097. Would that particularly apply to the cost of maintaining the roads, the police and lunatics?—Yes, and to education.

44,098. Have you got many board schools in your neighbourhood?—A good many; they are rather tending to increase. One voluntary school has become a board school in the last two years in the district in which part of my land is situated.

44,099. Have you had a heavy school board rate in consequence?—It threatens, I think, to become heavier, it is not very heavy at present.

44,100. (*Mr. Lambert.*) How does the labour you employ upon your estate in dairy farming, compare with the amount employed by ordinary farmers possessing the proportion of arable land and pasture land which you occupy?—Do you mean, how does butter farming compare with cheese farming in regard to labour?

44,101. I wish rather more particularly to get at ordinary arable farming?—You see we have no pure arable farms in our neighbourhood at all.

Reduction in rents.

44,102. (*Captain Owen Thomas.*) Have you anything to say about rent? I see you have got that down in your brief?—Rents have fallen in the last 10 years by amounts varying according to the district and the quality of the land.

44,103. How much?—They vary very much in our country. There is land in the valley which is worth from 2*l.* 10*s.* to 3*l.* an acre now, and there is land on the hill which is worth from 10*s.* to 15*s.* So the variations of rent in Somersetshire are very great; but, on the whole, I should say they have fallen from 15 to 20 per cent. or perhaps more.

44,104. Are the farmers satisfied with the reductions which have been made?—I am afraid our farmers are like the farmers in most parts of the country in that respect; I am not sanguine of living to see the day when the farmer is quite satisfied with his rent.

Low price of cheese and milk.

44,105. Have they applied for a further reduction?—They are always ready to propose further reductions, and there are movements in that direction, I think. I think the tendency of rent is downwards, if that will answer your question. We are feeling this year very much the fall in cheese. Cheese is falling so much that many of our farmers are going more and more into milk, and milk has fallen so much that I think you can contract at this moment for the next six months for the delivery of all a farmer's milk at 4*d.* per gallon.

44,106. (*Mr. Everett.*) Is that 4*d.* a statute gallon of eight pints?—It is 4*d.* an Imperial gallon. Milk, as I say, is going down, and cheese is so much affected by the American importations, that the tendency of that is to go down. Many of the farmers in my immediate district have their cheese houses full now, as they cannot sell their produce.

Position of farmers.

44,107. (*Captain Owen Thomas.*) Is the ordinary tenant farmer losing money now?—I should not say that.

44,108. Is he making a profit?—He is making a living. It is very difficult to answer such a question as that which you have just put. Of course one points to the broad fact that they are not giving up their farms as a rule, that they are maintaining and paying their rents and going on; so the inference is that they are earning a living. But as to the profit, I do not think there can be much profit made after paying expenses of living by the average farmer.

Competition with the colonies.

44,109. (*Mr. Everett.*) You may not have heard, perhaps, that it has ben testified before a Committee of the House of Commons now sitting that butter from New Zealand will certainly be laid down here at 6*d.* a lb.?—I should say that such a statement as that is simply ridiculous to any practical man. It is difficult to hear such a statement with sufficient patience; because what can it mean? It is clear from the figures of the factories of New Zealand which are published and which are perfectly trustworthy—that it takes 10 quarts of milk to make a pound of butter; so how can anyone tell us, when you have freight of at least 1*d.* a pound to pay, and when you have 2*d.* more to pay for the expenses of making and packing (that is 3*d.* off each 10 quarts of milk), to say nothing of the London expenses, that the butter can be sold at 6*d.* a pound? Speaking offhand, that would reduce the ordinary produce of a cow in New Zealand to about 22*s.* 6*d.* a year, or something of that sort—at any rate between that and 30*s.* Of course if it is true it is the end of all things.

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44,110. (*Mr. Lambert.*) I think Mr. Everett's question is rather directed to the fact that there is an enormous glut of butter in Australia at this moment, and that it is being hawked about at almost any price in order to get rid of it?—Yes, I understand.

44,111. (*Mr. Everett.*) Is it in Australia or in New Zealand?—In both colonies.

Colouring butter.

44,112. (*Mr. Lambert.*) Do you use any colouring for your butter?—No.

44,113. None at all?—None at all.

44,114. (*Mr. Gilmour.*) Jersey butter does not require much colouring, does it?—It will; if you feed on mangolds and on hay it will be as white as lard.

44,115. (*Mr. Lambert.*) Do you have to colour your butter at all?—Not at all.

44,116. Do the farmers in your district have to colour it to any considerable extent?—They have to colour it.

44,117. Do they colour the cheese?—That I do not know; that is one of their trade secrets.

44,118. One of the chief points of the margarine manufacture, which has been brought out before a Committee of the House of Commons is, that as long as you have the right of colouring butter the margarine manufacturer has the right of colouring margarine to imitate butter; and I was therefore asking whether colouring could be dispensed with?—I do not know whether they do or do not use colouring matter, but I should hazard the opinion that they do not in Cheddar, because Cheddar is a very pale cheese, and is not like a high-coloured cheese. As I say, I should think that they do not, but that I am not quite sure of.

Advantages of butter-making.

44,119. (*Chairman.*) The general result of your evidence is that there is a better profit to be made by farmers out of butter than out of milk or cheese?—Yes, if the butter trade is thoroughly studied and understood.

44,120. And that the market for butter is greatly neglected by the farmers?—That is so.

44,121. That they have not bred their cows sufficiently for that purpose, but that by careful attention to the breeding of cows and the feeding of them there is still a profit to be made out of butter?—Yes.

41,122. That there is a market of 12,000,000*l.* on which they can draw?—Yes. Besides the direct market for butter, there is the bye-product, skim milk, which would tend to the fattening of pigs and to the securing of some of the immense bacon business.

44,123. That is a further incidental advantage?—Yes.

44,124. Under this process, the land instead of being deteriorated, as it is by the sale of the milk as milk, would be improved?—Yes.

44,125. You yourself by following this practice have made a fair profit?—Yes.

44,126. I forget whether you stated you own your land or whether you hire it?—I own it.

Rent.

44,127. You calculate, I understand, that you have made a rent of 25*s.* an acre?—Yes.

44,128. And that you have made a substantial profit beyond?—Yes.

44,129. Is your rent above the average rent of the district?—It was what I let the farm for, prior to my taking it into my own hands.

44,130. Had you let it for some years at that price?—It had been let for more than 14 years, I forget whether it was not 18, but it was certainly more than 14.

44,131. At that rent?—No, that was the reduced rent.

44,132. What had the rent been originally?—I think the rent had been over 30*s.*—I think it had been 32*s.* 6*d.*

44,133. Then there had been a reduction to 25*s.*?—Yes.

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44,134. No very great reduction?—No.

44,135. Is 25*s*, an acre about the average rent of the neighbourhood, or is it rather higher than the average rent?—As I have said, you have a scale varying from perhaps 15*s*. an acre on the high lands, to 3*l*. or 3*l*. 10*s*. in the valleys.

44,136. Then it is difficult to give an average rent?—Yes, it is.

44,137. Where is your land; is it in the valley, or in the high land?—My land runs from beyond Masbury down to Divider in the valleys; my farm land is about half way between those places. Masbury is almost the highest point in the Mendips. The land up there is close upon a thousand feet high, my farm land is about six hundred feet high, and the valley will be about one hundred feet above sea level.

44,138. How much of your land is valley land?—Only a small proportion. I have no valley land on Chilcote farm.

44,139. Should you say then that your farm as a whole is a fair average of the farms of that part of the country, or is it rather worse, because it has got more of the upper land?—The land that I farm is certainly not so good as the average.

44,140. What should you say is the rent of a fair average farm in your district?—It depends on where it is situated. In the valley I think 2*l*. 10*s*. would be rather a low average, and on the hill 15*s*. would be rather a low average.

44,141. Has the reduction of rent been less proportionately in the valleys than on the hills?—I am not prepared to answer that.

44,142. You have said that you have made a fair profit yourself?—Yes.

44,143. Have any of your neighbours taken to butter-making?—Yes, a great many of them are interested in it.

44,144. Is it gradually spreading from your centre?—Yes, to a certain extent.

44,145. Are there a great many small farms in your district?—Yes.

Co-operation.

44,146. Would it not be necessary that there should be co-operation in the making of butter in the case of small farms?—Yes. My own notion is that it will take the form eventually of the farmer chiefly concerning himself with the production of milk well and economically, and of there being some central factory, either co-operative or the property of the landowner, for the milk to come into and be bought from the farmers at a certain price according to quality.

44,147. Some such system would be necessary where the farms are small, would it not?—Yes. That would be the most economical way of doing it then.

Competition with Danish butter.

44,148. In competition with the foreigner, even with Danish butter, I suppose they would have this advantage in selling their butter, that it would be fresh butter?—Yes.

44,149. I suppose the Danish butter is not quite fresh butter?—No.

44,150. It is nearly so, but not quite?—Not quite.

44,151. And there is the advantage in English butter of its being absolutely fresh?—Yes.

44,152. Could you say what advantage that would be in money, would it be 2*d*. in the lb. or what?—I am not expert enough in the markets to know that.

44,153. At any rate it is a distinct advantage?—Yes.

Rates.

44,154. What is your union?—I am in Shepton Mallet and Wells.

44,155. What do the rates average in your union?—About 2*s*. 6*d*.

44,156. As much as that?—Yes, as much as that.

44,157. Have they risen or fallen?—The tendency is upwards.

44,158. Are you sure as compared with 10 or 15 years ago, that they are higher or lower?—That I cannot say.

44,159. (*Mr. Long.*) You will probably say that whether they have risen or fallen as compared with 10 or 15 years ago, the capacity of the individual to pay them, has at all events been considerably reduced in that time?—Yes, that is so.

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44,160. (*Captain Owen Thomas.*) Do you think a system of co-operation would assist the dairy farmers in your district?—Do I understand you to mean to do away with the middle man?

Co-operation.

44,161. If possible, and to have a factory where they could send their milk?—I think as I have just said, that if the farmers would only produce the milk and if the butter making was treated as a different business from the manufacture, that would be a sound economical basis for conducting the business.

System of farming.

44,162. (*Chairman.*) I think you said just now that you had no arable land on your farm?—A fourth of it is arable.

44,163. Then in fact you grow corn of some kind or other for your own purposes—I supppose for your own feeding?—I grow vetches and green crops, both in the spring and in the autumn to supplement the grass feed, and I grow oats, beans, and roots.

44,164. Do you consume it all on your own farm, or do you sell anything?—I consume the whole of it.

44,165. Then you only buy decorticated cotton cake, and something else I think you mentioned?—A little maize meal in winter.

44,166. Then the increase of farming of this kind would not do away with a large amount of land being still in arable cultivation; there would still be a considerable amount of land in arable cultivation?—Undoubtedly.

44,167. Do you think this method could be adopted more in the eastern counties, where the land is not so suitable for pasture?—Certainly.

Dairy farming in the Eastern counties.

44,168. Even in Essex, on the heavy lands there?—Yes. I think it could be, because I do not look upon the existence of meadows and fine old pastures as essential.

44,169. They are not essential?—Not at all.

44,170. Would you cultivate the land with temporary grasses?—Yes.

44,171. You have your cattle in the sheds, I suppose?—Yes.

44,172. They would not necessarily be turned out upon pasture land?—No. And I believe it would be perfectly possible, if you had proper shedding, to turn the cows out in the street here and make butter. I think anywhere, where you can get ensilage and house-room and food, you can make butter. It was pointed out years ago in the Royal Agricultural Society's Journal, that for making cheese it was very desirable that the cow should have wide scope for roaming, and that the best quality of cheese was made where the pasturage was large and rather scanty. It is exactly the opposite with butter. I think it was Dr. Playfair who pointed out in the Royal Agricultural Society's Journal that in the case of butter you get relatively better results from stall-feeding than you do from pasture land. In connexion with that point I would just like to read this from the Board of Agriculture's Reports on Dairy Farming in 1892 (C. 7019). Speaking of Sweden they say: "When it is considered under what great dis-"advantages the production and preparation of butter "is carried on in this country, it becomes evident that "the methods adopted by the Swedish dairy farmers "must be very superior to those in use elsewhere. "The climate is so severe and the winters are so long "that the cattle have to be stall-fed, at any rate, "during the greater part of the year, and in many "parts of the country where there is no pasture, they "have to remain tied up in the sheds all the year "round, and are thus entirely deprived of exercise." When you think of that, you will see that the Eastern Counties afford at any rate a similar asylum to the butter cow. If Sweden can do it with her climate and her conditions of pasture, surely they can do it in Essex. I have been very much struck in reading that about this time in the last century, the Eastern Counties were really almost the best producers of butter. Arthur Young is constantly alluding to Suffolk as one of the largest producers of butter.

44,173. I suppose they were persuaded to give that up in order to grow corn and wheat?—Yes, and when the Durham ox was led round the country they idolised it.

44,174. For a time, and indeed for a good many years, the growth of wheat was a very profitable thing, was it not?—Yes.

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44,175. And every farmer went into that?—Farmers went into that; and they altered their type of cow from a dairy cow to a beef cow; and they have been following that same line ever since.

44,176. It is an essential part of your scheme to breed the cows more for the purposes of butter than for the purposes of meat?—Yes, to specialise the cows.

44,177. Either by the use of Jerseys or of a strain of Jersey?—Yes.

System of farming.

44,178. (*Viscount Cobham.*) Can you fully employ a pair of horses on your farm?—Yes. I can use more; I generally have two teams at this time of the year ploughing, as it is rather heavy ground.

44,179. How do you manage with the horses all the year round?—I use them sometimes for estate work.

44,180. (*Chairman.*) You do not buy any cheap foreign barley for your cattle, do you?—No, but for fatting the pigs.

44,181. (*Viscount Cobham.*) Do I understand you to say that you dispense entirely with hay?—No, but I give as little as possible, about 10 to 12 lbs. a day to the cow in winter.

44,182. And you do not find that that affects the colour of the butter?—No. It is the most expensive food, I think, of all for cows.

44,183. What proportion of your grass do you turn into ensilage?—I made last year 40 to 50 tons of ensilage.

44,184. How much hay?—About 50 tons.

44,185. About half and half?—Yes; but this next year I am making arrangements to make more ensilage than ever. Every year I have a growing sense of the importance of ensilage.

44,186. (*Mr. Lambert.*) Do you make your ensilage in stacks?—Yes, it is rick ensilage.

44,187. Not in the pit?—No.

Packing butter.

44,188. (*Viscount Cobham.*) Who does the butter packing?—My dairy maid does the packing.

44,189. Is she specially trained; does she know how to pack?—I think there is no special training required.

44,190. A good many farmers do fail in the packing, do they not?—I think they do. It is not a very intricate matter in my case. The butter is sent away in large baskets and packed in lbs., being just put in clean cloths.

44,191. Does the butter go away in passenger trains?—Yes.

Water supply.

44,192. (*Mr. Gilmour.*) In your opinion, is it essential to have a very good supply of spring water for butter-making purposes?—Yes, of course. I am very glad to be reminded of that. You must have a good supply of water for butter-farming.

44,193. That might, perhaps, qualify your answer in regard to some of these other stiffer land countries where there is a great want of water?—Yes. Of course, I should look upon the want of water as a very fatal objection. I ought to have made that proviso—where water exists.

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Technical education.

44,194. What do you think is the quickest way to spread a knowledge of butter-making by means of the technical education given by the county councils. I notice that in your evidence on the first day, which unfortunately I did not hear, you proposed that there should be a farm taken where pupils should go to; would that in your opinion be as useful as a well-qualified man going round and staying, say, a week or a fortnight at a farm, where the farmer desired to get that knowledge, and where he might teach the neighbours along with the farmer?—You are speaking rather of instructing the farmer through the means of the county council technical education schools, are you not?

44,195. Yes?—In the first place, I do not know whether under the Act you could send a man round to the different farms. I think that our county council would object to it, and would say that such a course of procedure did not come within the meaning of the Act. I have had some correspondence on this point with them. You can hold classes in farmhouses, and I think that would be the best way of bringing the knowledge home to the farmer directly. I should suggest that the farmer should be paid a certain sum for the use of his premises; then the classes, which would consist of from four to eight scholars, could milk the cows, weigh the milk, see the calves fed, occasionally test the quality of the milk by the Babcock tester, and, in fact, do a good deal of the work of the farm; and, in addition, keep very careful records of what they did. Then the farmer should have the butter that is made and should keep it for his own market purposes; so that the expenses would be only that of paying him for the use of his premises. That would be very much more economical, I think, than the present system which consists of buying the milk—often at a very high price, and selling the butter—often at a very low price. Moreover, as I pointed out, the present system of employing these migratory schools, turns out a lot of clever dairymaids who know nothing about the economical production of milk. Since I was here last I see that they have adopted this plan, which I was advocating last time, in Durham. The Durham County Council have selected a farmhouse where they will hold classes, and that system is to be carried out in connexion with the Durham County Council this year. I see also that in Lancashire, two years ago, they did something of the same sort. It seems to me that that plan would have the advantage—a very great one, in my mind—of bringing some of the knowledge directly home to the farmer. Then I think also that another way of helping the farmer would be, if some of the county councils saw their way to do what I suggested last time, that is, to employ some intelligent young men, some analytical chemists' assistants, and send them round to the farms to test the quality of the milk of the cows. If the county council would pay these chemists' assistants something, and would charge a fee to the farmer at the same time, I think that that would be valuable both in the case of cheese farms and in the case of butter farms.

44,196. (*Viscount Cobham.*) Do you consider it important to keep your cows very clean?—Yes, most important.

The witness withdrew.

Mr. J. K. Woodward.

Mr. John Kenelm Woodward called and examined.

Mr. J. K. Woodward.

44,197. (*Chairman.*) I believe you are a market gardener living in the neighbourhood of Evesham?—Yes.

44,198. How much land do you cultivate yourself?—About six acres now.

Area of market gardens.

44,199. What is the extent of land over which these market gardens extend?—In Evesham and the neighbourhood it would be close on to 8,000 acres.

44,200. Besides that is there a large area in South Worcestershire?—Yes, reaching a long way down to the Severn.

44,201. Is that of a much greater extent?—It would exceed the 8,000 acres by a good bit.

Crops.

44,202. What is the main cultivation in that district?—The Pershore plum is the great crop. We cultivate plum crops of all descriptions as well as asparagus and fruit bushes.

44,203. By fruit bushes do you mean currants and raspberries?—Yes, and gooseberries.

Spade cultivation.

44,204. Is it all cultivated with the spade?—Yes. All land planted with fruit trees must be.

44,205. Because you cannot plough between the trees?—Because we cannot work between the trees with horses.

44,206. It necessarily involves therefore a great deal of labour?—Yes.

Size of gardens and employment of labour.

44,207. What is the average size of the small farms?—The artizan would take about two acres to three acres; the men who employ a large quantity of labour would go up to 18 or 20 acres—20 acres is quite a large garden.

44,208. Do you mean by that that where the man cultivates wholly by his own labour, he does not hold more than two acres?—Not much more.

44,209. When he holds beyond that, he begins to employ other labour; and goes up to 18 acres?—Yes.

44,210. How many men would he employ then?—Eight or nine, I suppose.

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44,211. How many do you employ yourself on your six acres?—Two men besides myself.

44,212. Is the soil very good?—It varies very much; it is improved with the cultivation tremendously.

Increase of market gardening.

44,213. Is there room for much extension; is there much land in the neighbourhood of a similar character?—There is a great demand for market garden land all round the district. If any farm is given up, it is immediately taken up by market gardeners.

44,214. Is the system extending?—Yes, greatly.

44,215. It is gradually extending?—Yes.

44,216. Do many men rise from being labourers to being small gardeners?—They become gardeners, if they keep to their holding. We find a great many self-educated men round there; men who have in the first place commenced as artisans and have worked themselves up.

44,217. They have begun by being labourers, and then they have gradually become employers of labour?—Yes.

44,218. And taken more land?—Yes.

Rents.

44,219. What is the general rent of the land there. It is said to be very much?—Yes, very much. Where land is first taken, if it is close to a railway station its price is high; but when the land gets up in value, if you take for instance a first class market garden, then the rent becomes tremendously high.

44,220. That is to say when the fruit trees are on it?—When the fruit trees are in full bearing.

44,221. What would you say the original rent would be, before any improvement has been effected?—That would be going back a long time, because the plum trees take a long time to come into bearing.

44,222. I am referring to the good land which is now devoted to these purposes; what would its rent be?—Some of the land which is in full cropping from plum trees is as high as 16*l.* to 18*l.* an acre. (*The Witness subsequently wished to alter the figures to* "9*l.* to 11*l.*")

44,223. What would land be without any improvement, and without any fruit trees upon it?—3*l.* 10*s.*

44,224. Has the rent of land been gradually increasing, or has it been gradually diminishing?—The tendency is to increase the rent.

44,225. Then it has not suffered from depreciation of late years, in the sense at all events that the rent has not gone down?—Not when they let the farm out as market gardens, because that soon increases the rents. They will not let any farm to a market gardener at the same rent that they let it to a farmer.

44,226. Taking a market garden which is fairly well planted, is the rent now as much or less than it was a few years ago?—Quite as much.

44,227. Then there has been really no reduction?—Not at all.

Condition of the market gardening industry.

44,228. Then your district has not suffered from depression in that sense, at all events?—The market gardening industry has not suffered in the least.

44,229. Do you think the tenants or the owners have made as much as they did in the way of profit?—Yes, owners, but occupiers get bad years the same as other people.

44,230. You have not, however, suffered in other respects?—No.

44,231. On the whole, the increase of cultivation tends to show that they are doing well?—Yes.

44,232. I need hardly ask you whether the success of these gardens depends mainly upon the industry of the occupier?—It does.

44,233. He has to be continually at work on his land?—Yes. He must keep his work going, so that he can take any advantage that he is able to take of any alteration in the prices, or any change in the weather that may occur.

System of cultivation.

44,234. Are they often changing their cultivation in consequence of the fresh demands?—No. We have to break the strawberries up about every half a dozen years or so, and we would not crop with strawberries again for some little time.

44,235. What do you do in the case of asparagus and things of that kind?—They would remain for a great many years—18 or 20 years; then they would break it up and plant it again after growing other crops for, say, four or five years.

44,236. Do they grow celery?—Yes, but not to any great extent.

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Labour.

44,237. Is it the fact that the amount of actual work done by these small farmers to the land is very great?—Yes; the artizan gardener works tremendously hard at his garden. He would, in the first place, become a small holder, and he would work his holding in conjunction with other employment under a larger gardener. He would work on his own land from 3 to 4 o'clock in the morning until he went to his other work, and then would come back there in the evening.

44,238. After working as a labourer on another man's land?—In the day time, yes.

44,239. Then he would come back to his own land?—Yes; that would be because he would have no capital.

44,240. Do they find by giving a large amount of labour to the land, that they can to some extent dispense with fertilizers?—Yes, that is so.

44,241. Labour acts instead of fertilizers?—Yes, it does.

Tenure.

44,242. Do many of these men own the land themselves, or is the land mostly hired?—The larger portion is hired, but there are some few small owners.

44,243. What does the land generally sell at?—It varies very much; it quite depends upon what is on it.

44,244. According to the nature of the planting of it?—Yes, and the situation and value of the land.

44,245. Are large prices given for small holdings?—Yes; for a freehold as much as 300*l.* an acre will be given, if it is in an advantageous place.

44,246. Still the larger part is held under a tenancy?—Yes.

44,247. What is generally the nature of the tenancy?—It is an annual tenancy subject to a 12 months' notice by either party.

44,248. Are there no leases?—A few, not many; they are only of quite a short duration as a rule, but we have got some few which extend to a longer period, namely 21 years.

44,249. Are the owners as a rule unwilling to grant leases?—Yes, they do not like leases at all.

44,250. Do they generally ask a higher rental, if leases are required?—Yes, because they contend that leases keep them from disposing of the land.

44,251. (*Viscount Cobham.*) Would the gardeners prefer leases if they could get them?—They would.

44,252. (*Chairman.*) Then why will not the owners give leases?—Because leases keep them from obtaining any increase in the rent. If they wish to raise the rent in any way, they could not do so if the land was leased.

Fruit tree planting.

44,253. As a rule, has the planting of trees been done by the tenants?—Yes, as a rule. We find some instances where trees are supplied by the landlord; but we would rather be without that.

44,254. Why?—Because the landlord then claims the trees. We cannot claim for any improvement at all, if the landlord finds the trees; we plant them, but they are the absolute property of the landlord, and when you have grown them up, you cannot claim anything for them from the landlord.

44,255. Whereas, as I understand it, if the tenant has planted the trees, then on leaving he can claim?—By the custom.

44,256. By the custom, but not by the law?—That is so.

Compensation for out-going tenants.

44,257. Then there is a custom in the district by which a tenant leaving his holding does claim and obtain compensation?—It usually is that the outgoing tenant claims compensation from the incoming tenant.

44,258. At all events the outgoing tenant does get the value of the improvement?—He would to some extent.

44,259. Are there any clauses in the agreement enabling the tenant to claim compensation?—No, I never saw one.

44,260. Where the gardeners take these small holdings and plant trees, do they do so at their own risk?—Yes, entirely.

44,261. But they are protected to some extent as you say by the custom of the country?—Yes.

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44,262. (*Mr. Little.*) Is that a legal custom which would stand?—I would hardly call it a legal custom; it has been broken in several instances. A man can be dismissed from his land without any compensation at all.

44,263. It could not be enforced?—No, it could not be enforced.

44,264. And yet it has been repudiated, you say?—If you give a man 12 months' notice, he has to leave his land and leave everything that is there.

44,265. (*Mr. Channing.*) It is a custom which has grown up since this mode of farming began; it is not a custom which is of very long date is it?—I think the custom on Mr. Rudge's estate is of a great many years' standing.

Initial outlay on tree planting.

44,266. (*Chairman.*) Is the initial outlay on taking one of these gardens very heavy?—Yes; if you are going to plant it out with plum trees, it is very heavy.

44,267. What do you consider it would cost?—From 55*l.* to 60*l.* to plant an acre properly with plum trees and bushes.

44,268. Has it to be thoroughly trenched first and cleansed?—Yes, it must be absolutely clean in order to plant such long-standing crops. If it is not thoroughly clean, you will ruin your plantation, as it is impossible to keep it clean afterwards.

44,269. Then the cultivator has to wait some time for the bearing of the trees?—Yes, he has to wait seven or eight years before the trees begin to bear in any quantity. You get a few, but they are very small crops before then. But then we crop underneath.

44,270. In the case of asparagus, how long does it take?—It would take from three to four years before you would derive any advantage from asparagus.

44,271. What would it be in the case of other fruit, like strawberries?—From two to three years; that would depend upon the character of the land a good bit. Heavy lands do not bring their crops up as soon as light and loamy lands do.

44,272. Supposing the land is planted with fruit trees; during the first seven years or up to ten years the cultivator has to bear the cost of the rates, taxes, rent, and so forth, all which gradually accumulate against him?—Yes.

44,273. Subject only to his getting something out of the undergrowth?—Yes, from the croppings underneath.

Average cost of cultivation.

44,274. What should you say is the average expenditure per acre in cultivating?—The higher class market garden would cost quite 30*l.* per acre per annum, rates, manure, and labour, before there was anything at all for the holder.

44,275. Including his own labour, or the wages of the labourer?—Yes.

Wages.

44,276. Are the wages high?—Yes; they are very good indeed with us.

44,277. What do they average?—From 16*s.*, to 18*s.* a week all through the summer season. Of course in the winter time if we get such long frosts as we have had, it is very trying for them, because they are out of work entirely, as there is nothing for them to do.

Employment of women and children.

44,278. Is there employment for the women during the fruit season?—Yes; from now they will begin right up to the end of the plum-picking time.

44,279. Both the women and children?—Yes.

44,280. All through the summer?—Yes, in tying radishes and onions, and cropping the parsley and such light work.

44,281. Are women and children largely employed?—Yes.

44,282. I suppose with the good wages, and with the employment of their wives and children, the position of the labourers is a favourable one?—Yes; if they like, they can make it very favourable.

Skilled labour.

44,283. Is there any difficulty in finding labourers?—Yes, to find a good skilled hand. An agricultural labourer is not worth so much to a market gardener as a market gardener's labourer would be.

44,284. (*Mr. Lambert.*) How long would it take an ordinary agricultural labourer to get into the habits of a market gardener's labourer and acquire his skill?—If he is a man of middle age he would not be of any use to a market gardener, the market gardener would rather be without him.

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44,285. (*Chairman.*) During the picking time what wages will a labourer get?—First hands will make 5*l.* for what we call the plum harvest, which usually continues over four weeks.

44,286. Do men come to the Valley especially for the picking, or does the labour of the district suffice for it?—They do in the pea picking, but not for plum picking; a man who is not used to it would knock the trees about wonderfully.

44,287. It is better to have somebody who knows the custom of the country?—Much better.

44,288. Otherwise injury may be done to the trees?—Yes.

44,289. Now, does a custom exist on some of those estates for the free sale of tenant right?—Yes.

Free sale of tenant right.

44,290. What is the nature of it?—Simply that the outgoing tenant can ask his price, or rather make his demand, and if he can find a purchaser the landlord seldom objects. I do not know that he has ever objected if the man is a substantial man. It is contended that if a man can pay a good tenant right, that should be a sufficient security to the landlord for the payment of his rent, &c.

44,291. Does it often happen that as much as 40*l.* or 50*l.* an acre is given?—Yes, quite that.

44,292. Where the rent is perhaps 10*l.* an acre?—Yes, but they go higher than 10*l.* (*The witness subsequently wrote "these tenant rights (40l. to 50l. per acre) would not "command a higher rental than 6l. to 8l. per acre per "annum."*)

44,293. That represents, in a rough way, the value of the improvements which the market gardener has made?—Yes.

44,294. You stated just now that the custom of the country recognised the right of the outgoing man to compensation for improvements; as I understand, it takes the form of a sale by the outgoing man to the incoming man of this tenant right?—That is so.

44,295. Has it ever happened that there has been a sale by auction of the tenant right?—No.

44,296. Would that not be permitted by the landlord?—I do not think it would; he would not be able to ask the incoming tenant as to his stability if it was knocked down to a man under the hammer.

Right to will land.

44,297. Is it considered that the gardener has the right to leave his interest to his son?—It has been done; the instance I have quoted in my brief is the first instance that has ever been, I think, in Evesham, or in the district. A former instance has been brought to my knowledge, in which a tenant left his tenant right to his son, and the agent refused to accept him, and let the land to another party with no ingoing valuation to pay.

44,298. Is it recognised by law?—I think it will be; it is quite recent.

44,299. Has it been hitherto?—We never had an instance before.

44,300. On some estates it appears to be recognised in a sort of way?—Yes, it would be recognised.

44,301. All this has grown up outside the law, so to speak?—Yes.

Compensation for improvements and disturbance.

44,302. What do you consider ought to be done?—We wish for absolute security for any improvement that we have made in our holdings; also for all planting and improvements in cleaning that we have done in our holdings; and we want likewise compensation in a case of disturbance, because the landlord can and does confiscate the tenant's improvements by raising the rent to the present holder. The outgoing tenant now might have to go to an incoming tenant and say: "I want 80*l.* for my improvements, but my rent has "gone up from 6*l.* to 8*l.* per acre per annum."

44,303. Then you consider, in the first place, there should be more compensation for the improvement which has been effected; and, secondly, that there should be some compensation for disturbance?—Yes.

44,304. In the compensation for improvements would you include compensation for cleansing the land, or would that be provided for in the compensation for disturbance?—In the course of years the compensation for cleaning would be merged in the improvements. If a man held the land, after having cleaned it well, for, say, 16 or 18 years, he would be able to say that the trees were worth so much, and he would not then think so much of his cleaning.

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44,305. Supposing a man has come in as a tenant, and does find the land already sufficiently cleansed, planted, and so forth; and then, after a few years, goes out; would he be compensated?—He should be compensated for any increased value of the trees on his holding.

44,306. For the trees?—Yes.

44,307. But not in his case for the cleansing?—No, because he would not have paid for it.

44,308. Because when he came into the land it was already cleansed, you mean?—There would not be so much compensation due then.

44,309. Would there be any in that case? I put to you the case of a man going into the land and finding it already thoroughly cleaned; he goes on cultivating it himself and keeping it clean; now, when he goes out would he be entitled to any compensation for cleansing?—I should think not; I do not see how he can be.

44,310. Suppose the case of a man renting a field of 5 or 6 acres at 7*l.* an acre, and planting it with plum trees and fruit bushes; then his son succeeds him, and after a few years the rent is raised to, say, 9*l.* an acre as the trees come into full bearing; would you consider that that rise of rent would be on the tenant's improvements?—Yes, certainly; and it would be an injustice to the tenant.

44,311. Do those cases occur?—Yes.

44,312. I will put another case, namely, that of a tenant taking a field of 5 acres with foul plants upon it; he pays 120*l.* for going in, and the rent is 5*l.* an acre; he then has to clean the land to erect sheds and stables, and so forth, and then to plant the fruit trees; after a few months the rent might be raised 1*l.* an acre; do cases of that kind occur?—They have occurred.

44,313. Has that happened owing to the want of a provision in the law for compensation?—Yes. If a tenant could be compensated for his improvements, I doubt whether he would have had a rise in his rent. The tenant would then have said, "No, you can take "the land if you are going to raise my rent; because "it is a tax on my own industry."

44,314. Is this your own case, that you paid 30*s.* an acre for 106 acres up to September 1894?—That was my holding up to last September. I gave it up then.

44,315. The best portion of that holding was offered to be relet to market gardeners at 3*l.* an acre, was it not?—It was offered.

44,316. Then the agent found that he had so many applications that he raised the rent to 4*l.* an acre?—Yes.

44,317. Then the land being cleaned and in good condition he had no trouble in letting it at this additional rent, without any outlay on the part of the landlord?—That is so.

44,318. Do you consider that in regard to that land you were entitled to some payment?—I do not know that I was exactly. I was valued out under the Agricultural Holdings Act. But those men have no claim for compensation; and that to me seems to be the injustice if you take their land now, and they have no claim at all, or not so much as I had under the lower rent.

44,319. You claimed under the Agricultural Holdings Act?—Yes.

44,320. But they are not under the provisions of the Act, and going in at the advanced rent they would not be entitled relatively to the same kind of protection that you had?—That is it.

Landlord's consent to tree planting.

44,321. (*Mr. Channing.*) Was not your point this, that under the Agricultural Holdings Act they have to obtain the written consent of the landlord to carry out these improvements, of planting fruit trees, making gardens, and so on; and because they have not obtained the written consent of the landlord, therefore they do not come under the Agricultural Holdings Act; is that not the case?—Yes, that is the fact. The market gardeners do not interest themselves at all in the Agricultural Holdings Act; I do not know of one instance where they have applied to the landlord for permission to plant.

44,322. (*Chairman.*) Planting is a necessity of the condition there, and therefore if you take one of these small farms it means of necessity that it would be planted, I suppose?—Certainly.

44,323. Therefore to ask a man in such a case to give his consent as owner for the purpose of planting is altogether unnecessary?—I should think so, entirely.

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44,324. Because the very existence of the whole system of cultivation in the district, implies that the land would be planted?—Certainly; the landlord or his agent would certainly know that.

Proportion of land cultivated as market gardens.

44,325. (*Mr. Long.*) Is the whole of the cultivation based on the system of planting, or is it only followed in a portion of the country? I do not understand you to say that the whole of this district is cultivated in this form?—Eighty per cent. would be.

44,326. Eighty per cent. of all the land?—I should think so. Arable only; of course we do not include garden pasture.

44,327. Of all the land in the union?—Certainly in the union of Evesham.

44,328. Eighty per cent. of the whole of the land in the union of Evesham is cultivated as market gardens?—I should think it would be certainly 50 per cent.

44,329. What other form of agricultural industry is there?—There are instances of hops being grown.

44,330. Are there no cattle kept?—Very few indeed.

44,331. Is there no dairying or other industry of that sort?—Yes, but they lie right on the outskirts. In the neighbourhood of Evesham, certainly in that part of the union lying close to the town of Evesham, 80 per cent. would be market gardens.

44,332. (*Viscount Cobham.*) There are a few meadows down by the river, are there not?—Yes, there are a few meadows by the river.

Landlord's consent to tree planting.

44,333. (*Chairman.*) I suppose that when any man takes a small holding in the district which has not already got trees planted upon it, it would necessarily follow that he would plant it?—Certainly.

44,334. Perhaps not all at once, but by degrees?—Yes; it is universally done.

44,335. To ask under those circumstances that whenever he puts a tree into the land he should get the consent of his landlord would be almost absurd?—I think so; it is quite absurd to us.

44,336. It would be unnecessary, because he would be continually planting?—It would be quite unnecessary; we would never dream of asking the landlord.

44,337. It would be implied in the custom of the country that the land would be applied to that purpose?—If the land is let in such small quantities as two to four acres, the agent would at once understand that the holder wants it for the purpose of a market garden, and, of course, the tenant would be entitled to plant fruit trees.

44,338. Then in your opinion ought an Act to be passed to secure this tenant right on this compensation for disturbance so as to give greater protection to market gardeners in your district?—Yes; I know that is the wish of the market garden industry.

44,339. (*Mr. Channing.*) I think you have been a farmer as well as a market gardener, have you not?—Yes.

44,340. You farmed for a number of years, did you not?—Yes, for 15 years.

44,341. What sort of farm was it?—It was a mixed farm in both instances; I had one farm for seven years and another for eight years.

44,342. How long ago were you farming?—I gave up my last farm in September 1894.

44,343. How long have you been market gardening?—I commenced market gardening on a portion of the farm that I held prior to 1895. I began seven years ago.

44,344. Are you aware that a Bill, which has passed through Committee, gives this right to the tenant: that where land is let as a market garden, he is presumed to be obliged to plant these trees and he would be compensated for them?—I hoped that it was so. I saw that a Bill was to come before the House of Commons entitling him to such compensation.

44,345. As I understand you, what you want is something more than a provision of that kind. You say that in certain cases the landlords or their agents are inclined to raise the rent from time to time, in cases where they have really done nothing themselves to increase the value of the holding?—That is so. If

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they do that, they must confiscate any improvement that we have made.

44,346. Is it your opinion that the mere giving the tenants the right to plant these trees and to get compensation for them is not sufficient to check that practice?—I should contend that it is not.

44,347. That is, if the tenant had to leave his holding and only got compensation, he would lose all the interest he had in his holding?—Yes, he would, if the raising of the rent was persisted in. Raising the rent must confiscate any improvement that he has made, because he could not secure an incoming tenant at the money.

44,348. Is it your opinion that he ought to have a further compensation to cover his losses in case he were given a notice to quit and was forced to go?—Yes.

Legalisation of the Evesham custom.

44,349. So it is your opinion that this Evesham custom should be legalised?—Certainly.

44,350. In what sense should it be legalised?—If it is made absolute that the tenant shall be enabled to secure compensation, his improvements will increase in value. If a man knows that he is taking land which he is not certain of holding, he cannot get so much for the tenant right as he would if he had a good secure tenancy.

44,351. Do you think the outgoing tenant would really get more for his improvements if there were that security?—Certainly he would.

44,352. Supposing you had the custom legalised, in addition to this right of compensation for planting fruit trees that would place the tenants in a better position, would it not?—Yes.

Value of tenant right.

44,353. I do not think this question has been put to you: What are the average amounts paid for the tenant right in the case, for instance, of plum trees and fruit bushes?—If the plum trees were in good order and condition, the tenant-right would be from 80*l.* to 100*l.* an acre.

44,354. Is that a price frequently obtained?—Frequently.

44,355. How much would the tenant get in the case of asparagus?—From 45*l.* to 55*l.* an acre.

44,356. And in the case of strawberries?—From 25*l.* to 30*l.* or rather more.

44,357. In the case of rhubarb?—About the same.

44,358. Are there any other crops to which you think the right of compensation should be extended, besides those?—Yes; there are others. The growing of herbs is largely on the increase in the Evesham district: those are crops that do not mature for two or three years.

44,359. As I understand it, the custom amounts to this: that it is tacitly agreed that there is no question raised by the agents in most cases to the incoming and the outgoing tenants coming to an agreement?—That is the custom.

Transfer of tenancy.

44,360. It there any lengthy notice required, or is the tenancy transferred at short notice?—It is transferred at short notice; but, of course, the outgoing tenant is held responsible for the next 12 months' rent.

Purchase of improvements.

44,361. What is your opinion about the landlord's position; ought he to have the right to say that he will not accept an incoming tenant, and be able to buy the improvements himself?—I do not think it matters to us who has the improvements so long as we are paid for them. That is our position.

44,362. Perhaps the landlord would prefer to be able to choose the tenant?—He can choose his tenant if he will pay the price.

Cost of cleaning land.

44,363. Now you spoke of the thorough cleaning of the land which is necessary, I suppose that varies a great deal?—Yes, in planting plum trees and fruit bushes, the land must be absolutely clean, that is a very emphatic point—that it must be absolutely clean.

44,364. Taking a farm such as you have had yourself a farm on the ordinary four-course system, was it?—Yes, you would call it the four-course system.

44,365. How much would it cost on the whole?—For the market gardener to clean that holding?

44,366. Yes, to prepare an ordinary farm in fair condition for market gardening?—If he takes it in a good fair condition, it would cost him from 12*l.* to 20*l.* an acre, it must depend a great deal upon the nature of the land.

44,367. As much as that when it is in good condition?—It would, he would have to go over the whole of it with the spade, first of all.

44,368. Does he do any drainage of his own?—No, we very seldom drain on our land, the landlord would drain, I think, if we asked him to do so. The landlord finds the pipes, the tenant the labour.

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44,369. In the case of other land, where there is a good deal to grub up and that sort of thing, it requires a good deal more work done to it?—Yes, I have known cases where it has been mown with a scythe.

Rents.

44,370. In your brief you give rents of 7*l.*, 5*l.*, and 9*l.* an acre, what are about the maximum rents for these market gardens?—The rent of some of the accommodation land is tremendous, but I would hardly class that as market garden land, because I think it is taken up by men who look to the land more as a hobby than anything else. The maximum would be about 16*l.* or 18*l.* an acre.

44,371. Do you think the land is really in its quality a good deal better than other fruit land, say in Herefordshire or Kent or Cambridgeshire?—It is for plum growing. There is no country we know of anywhere which can grow the black plums like we can round Evesham on the black soil of Evesham. There are certain parts of the Evesham lands—on the gravel—which do not grow the plums to the perfection that the black soil does.

44,372. How long have the majority of these market gardens been in use as market gardens, do you suppose?—The business is so rapidly increasing that it is a very difficult question to answer. The oldest that we know of is, I can safely say, 30 years old, or more; some many more years than this.

44,373. You have told us that in your own case you were paying 30*s.* an acre for 106 acres until 1894, and you said that 80 per cent. generally of the land in the district is now under cultivation as market gardens, what proportion of the lands ten years ago was paying as low a rent as 30*s.*? Do you suppose there was much then?—No.

44,374. Very little?—Yes.

44,375. Are you in the vale of Evesham, or are you somewhere outside?—I am quite in the vale of Evesham I run down to the river.

44,376. What is the average rent of fair medium land for this purpose?—From 5*l.* to 8*l.* an acre.

44,377. That is not an extreme rent?—No, not at all.

44,378. When you get up to 9*l.* or 10*l.*, would you call that an extreme rent?—Not if everything is in proper cultivation. Plenty of the gardens belonging to Mr. Rudge are rented at 14*l.* an acre. (*The Witness subsequently wished to amend his answer as follows:*—"*Yes, I should; the higher rent* 14*l. would include value of tenant right.*")

44,379. (*Captain Owen Thomas.*) Are the rates heavy?—They are in the borough, very heavy.

Compensation for good cultivation.

44,380. (*Mr. Channing.*) Is it the case that on these estates they have not offered any agreement which would give compensation?—I have never seen any such clause in any agreement.

44,381. I think you say that the ordinary gardeners are not generally informed as to their own risk?—That is so.

44,382. Is there no printed form of agreement on these estates?—There is an agreement drawn up, and then they all sign it; there is no separate agreement.

44,383. And there is no scale of compensation in the agreement?—No.

44,384. None whatever?—No, I have never seen one.

44,385. In farming one of these holdings for a long time, I suppose, if it is really well done, it increases in value, supposing the trees are replaced on it?—Yes, quite as much as the freehold.

44,386. Do you attach importance, speaking as a farmer as well as a market gardener, to giving a tenant the right to compensation for continuous good cultivation and for the added fertility, which is going on for 20 or 30 years, for instance?—Not if he is not disturbed, because he would enjoy that himself as long as he holds it himself.

44,387. If he were quitting, should he not be compensated for the added value of the fertility of the land?—Certainly.

Railway rates.

44,388. I see you speak in your brief of the railway rates being a great difficulty which this industry has to

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contend with?—They are a great drawback to us. Our heaviest item is the carriage of the produce from us to the consumer.

44,389. How is the produce carried; does each market gardener use his own packages and send in separately?—Either that, or he sends it away to fruit salesmen, and they supply him with packages.

44,390. Is there any system of collecting fruit from the market gardeners so as to send it in bulk in two ton or four ton lots?—No, the market gardeners send it themselves, but salesmen on the spot do that a good deal.

44,391. The salesman would save on the railway rates, would he not?—Yes.

44,392. Have you made any application to the railway companies to see whether you could get small lots of 2 cwt. or 3 cwt. carried at a lesser rate?—Yes, some years ago.

44,393. What did they say?—That they would rather be without them.

44,394. (*Viscount Cobham.*) That came before the Railway Rates Committee, did it not?—Yes, I think it did.

Initial outlay on tree planting.

44,395. (*Mr. Everett.*) I think I understood you to say that where these gardeners hire agricultural land for the purpose of bringing it into a market garden, they spend 50*l.* or 60*l.* an acre on it?—If they were going to clean it and to plant it, then the cost of that labour and of the trees and everything would quite come up to that.

44,396. That, I suppose, would be quite as much as the freehold value of the land when they took it?—Yes, it would be almost.

44,397. Is it possible that they embark in an expenditure like that without making an agreement with the owner of the land as to compensation?—It is so; that is the rule around us.

44,398. Are the people possessed of common sense in your part of the country?—Yes, I think we are gifted with a fair amount of that.

44,399. Do they not try to protect themselves before embarking in an expenditure like that?—The question is that there is such a demand for the land; as soon as ever land is offered there are any quantity of applicants for the land; and the thing is to secure the land.

44,400. Would not a tenant in hiring land be willing to give a good deal more if he had a lease of 14 or 20 years say than he would if he were to hire it on that hazardous principle?—They do give more if they can secure a lease.

44,401. Does that not induce the landlords to meet them with a lease?—The landlords would rather not; they would rather be without leases.

44,402. It certainly is a very extraordinary condition of things?—Yes, but it is so nevertheless.

Compensation for improvements and disturbance.

44,403. (*Mr. Lambert.*) You say that compensation for disturbance should be paid where an owner attempted to increase the rent upon the tenant's improvements?—Yes.

44,404. Should that compensation be paid on quitting?—No, on the increase if the landlord increases the rent. I do not say that you should compel an occupier to give the land up; but if the landlord says, "I must have so much more rent," then I think the tenant should be entitled to compensation for that.

44,405. On what basis are you going to estimate such compensation?—That I would leave for somebody else to discuss.

44,406. Take this case, which I will put roughly to you. A man is giving 5*l.* an acre for his land, and the landlord comes in and raises his rent 2*l.* an acre, then your idea of compensation for disturbance—that is compensation on the tenant not quitting—would be, say, that the landlord ought to pay 50*l.*; we will suppose that the landlord pays the tenant that 50*l.*, and then says, "I will not let you have the land now for an "extra 2*l.* an acre; I will make you pay 4*l.* an acre "extra"; how are you going to meet such a case as that?—That, again, would be a case for compensation for disturbance, because that would be a further disturbance. If the tenant said, "I will accept the 50*l.* "for the 2*l.* extra per acre that you are going to raise me"; then there should be a further compensation as he would not accept the 50*l.* on the 4*l.* per acre rise.

44,407. Then you would go on having a fresh compensation for disturbance; that would hardly work out in practice, would it?—You see the landlord would be confiscating the tenant's right in his improvements if he has improved the land, and the landlord comes and says that he must have an increase of rent. No incoming tenant would pay the same amount at the higher rent as he would at the lower rent; because he would say, "No, I cannot recoup myself if I pay this "larger sum of money for it."

44,408. That is true; I do not quarrel with your principle at all; probably I should be in favour of it; but still, for all that, I want to get at your exact scheme?—I cannot say that we have formulated any scheme. The idea was that it was a matter for discussion, and that if the tenant is to receive compensation on quitting merely, the landlord can confiscate his rights by increasing his rent of the holding.

44,409. I quite see your point, but I do not see how it can be met by your plan. How much would you consider would be the amount that a tenant should receive as compensation for disturbance, presuming that he had to quit the holding from no fault of his own, but by reason of the action of the landlord?—The compensation then would amount to the tenant right.

44,410. How much would you estimate it at?—If the tenant right was from 80*l.* to 100*l.* that would be the compensation that the tenant would be entitled to.

44,411. In addition to ordinary compensation?—No, it would be the amount that one tenant could obtain from another.

44,412. Then you say that the tenant ought to have some further compensation, such as compensation for disturbance?—No, certainly not; that concludes it altogether; if he is paid the amount of the tenant right that includes everything.

44,413. Then you do not want to compensate him for leaving?—The tenant is the one we wish to protect in those cases of increase in the rent.

44,414. (*Mr. Channing.*) Would you be satisfied if, when a proposal was made to raise the rent, the tenant was entitled, without quitting the holding, to get his valuation settled?—Yes, if that was paid over; the landlord could do as he thought proper with the land then.

44,415. (*Mr. Lambert.*) Then the tenant would have to quit?—He could either quit or pay the rent that the landlord chose to fix.

44,416. So that really your compensation for disturbance means compensation for improvements?—That is it. If a tenant says, "I would rather stop here," it seems hard that he should have to pay an increase on his own improvements.

44,417. He can go if he likes, and if he goes then he gets compensation for his improvements?—Quite so.

44,418. (*Mr. Long.*) If he goes he gets the value of what he has done in cash?—That is so.

44,419. If he remains he gets the future benefit that may arise upon his own holding from what he has done, because he can earn what there is to be made out of it; do you propose that he shall be paid in addition?—I do not quite follow.

44,420. I understand you to say that a tenant who is asked to pay a higher rent, if he considers that the land has become more valuable because of his own improvements in the way of manuring and cultivation, is entitled to be paid compensation by his landlord for disturbance in his holding; but if he elects to remain, is he still to have that money?—Yes, he should be compensated against an increase of rent.

44,421. Then in that case he will remain on the holding?—Yes, but at an increased rent.

44,422. He will enjoy the opportunity of the increased fertility of the soil and the consequent increased product of the soil, and in addition the landlord is to pay him for the privilege, I suppose, of owning the land, a sum of money being the capital value of what he has done?—But the landlord would enjoy an increased rent in proportion.

44,423. Certainly; but then if the land is worth that it lets at that rent in the market, I presume. Mr. Everett asked you what your people are doing down there; I imagine the gentlemen in Evesham who have this great industry do not pay these great rents, unless they have good reason to pay them?—No; but the

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improvements I refer to have been made by the industry of the tenant.

44,424. (*Mr. Lambert.*) You say there is very severe competition for these market gardens?—There is.

Agreements.

44,425. Are the agreements in writing, or are they mostly verbal?—They are mostly in writing.

44,426. Are the holdings let as market gardens?—Yes, I should think they are; by far the larger portion would be let as market gardens.

44,427. Would it be specified in the agreement, or whatever it may be, that these holdings should be held as market gardens?—No, I doubt that; they let them so many acres of land simply, and the tenants can do what they like with it.

44,428. Supposing an Act were passed which made it imperative that the tenant should obtain a written agreement from the landlord that the land was to be held as a market garden, before any compensation could be obtained by the tenant; would that meet the Evesham case?—All the uneducated men, all the artisan class, would have to be instructed that they should make an application to the landlord to have their land as a market garden.

44,429. Would the landlord consent to that?—That I do not know.

44,430. You say he is loath to grant leases?—Yes; and, therefore, I should not like to answer that question.

44,431. Do you think it is probable he would consent, if he is so loath to grant leases?—I think from the attitude of the landlords now that they would not consent. I have never seen any clause inserted under which the tenant could claim compensation; and I think it would be rather doubtful, if the landlord thought he was likely to come to any heavy expense, whether he would grant the permission.

44,432. He would not?—I doubt it.

Legalisation of the Evesham custom.

44,433. You say you want the Evesham custom legalised, that is, that the tenant should have the free sale of his improvements?—Yes.

44,434. What do you mean by free sale—putting them up to public auction?—If absolutely necessary; then the tenant secures the top of the market.

44,435. May he not, owing to the great competition for these holdings, secure somewhat more than the market value?—I think not. We have drawn up a scheme amongst ourselves, according to which a certain acreage of land, well planted with trees and fruit bushes, is worth so much. If that is situated in a particular place, we know the value of that land, and we know what a man is making off it, practically.

44,436. If you put it up to this great competition, and there is, you say, great competition for these small holdings in order to get upon the land, would it not be perhaps the case that the incoming tenant might pay more than the real value of the improvements?—Yes, that might be the case.

44,437. Then you would be satisfied, I presume, if a fair and reasonable man came along, and valued the improvements fairly between the incoming tenant and the outgoing tenant?—Yes, if it was wanted.

44,438. (*Mr. Long.*) I only want to ask you one or two questions as to facts, and not to cross-examine you, as I have not now the time for that. You stated in your evidence in chief that the rent of these market gardens amounted to 7*l.* and 8*l.* an acre, I believe?—Yes.

Rents.

44,439. Is that the general rule with regard to market gardens all round this district of Evesham?—From 4*l.* to 8*l.* per acre would be pretty well the average.

44,440. To how many acres would that rental apply would you think? Does it represent an area of 1,000 or 2,000 acres?—Quite 1,000 acres.

44,441. (*Mr. Dalton.*) In what parishes would they be?—The parishes of St. Lawrence, All Saints, Bengeworth, Hampton, and Offenham.

44,442. (*Mr. Long.*) Surely the place must be either very small, or else a thousand acres would by no means represent 80 per cent. of your land?—I was speaking well within limits when I said a thousand acres.

44,443. I should think you must be, because you told us in your examination-in-chief that 80 per cent. of the land in the district you come here to represent was let as market gardens?—Yes.

44,444. Surely a thousand acres will not represent 80 per cent. of the land in four or five parishes, or anything approaching to 80 per cent.?—You are asking me rather an awkward question to answer. A good many of these parishes come right up to Evesham, and converge there; but it is only the land right on the black soil of Evesham which commands the highest rent.

44,445. That I can understand, but what I want to know is whether this rent which has been quoted as the rent of the market gardens applies to the whole of the market gardens in the neighbourhood of Evesham, or whether it applied only to a portion of them?—The 7*l.* or 8*l.* an acre would not apply to 8,000 acres.

44,446. It would apply to an eighth of it?—Yes.

44,447. Then the rent of the rest is what, should you say?—From 3*l.* 10*s.* to 5*l.*

44,448. Is there no market garden land let at less than 3*l.*?—Very little indeed.

44,449. (*Mr. Dalton.*) I understand that it is an advantage to the tenant to plant the fruit trees, rather than to have the fruit trees planted by the landlord?—Yes, that is so.

44,450. What is the usual custom in your district?—For the tenant to plant the trees. He usually finds the trees, and plants them himself. If the landlord plants the trees, then, when they are grown up, they belong to the landlord.

Fruit tree planting by landlords.

44,451. But the tenants have no objection to the landlord planting them, I presume?—They would sooner plant the trees themselves, a good bit.

44,452. But they would not deny that the landlord would have a perfect right to plant and improve his own property before letting it?—Certainly not; they would not prevent the landlord doing that.

44,453. And they would not think it a hardship, if he insisted upon planting the trees himself?—I know they would not prefer that plan; they prefer planting the trees themselves.

44,454. Do they rapidly increase the value of the land?—In seven or eight years they would.

44,455. The holdings get better?—Yes, materially; because we plant alternately gooseberry bushes underneath the trees, and those gooseberry trees are in full bearing in seven or eight years.

44,456. You have short terms of tenancy generally from year to year, I think you say?—That is the usual tenancy.

44,457. If a landlord was to plant those trees, you would not consider he was wrong, in seven or eight years time, when they had become very valuable, in raising the rent, if he had himself planted them?—No; because they would have materially improved his property.

44,458. That would not be renting on the tenant's improvements?—It would in a way, because I think he would be growing the trees for the landlord. Growing being more expensive than planting and deriving no benefit while growing up.

44,459. I suppose when he came in, he would give a rent for what was the then value of the land with the trees upon it, would he not, in the then condition of the trees?—Yes, of course that would be the term.

44,460. Very well; he would be having it all that time at that rent, and when it became more valuable, owing to this expenditure of money on the part of the landlord, would not the landlord be entitled to demand a higher rent?—Yes, he would; but the tenant would say: "I have been to the expense of growing it." I find now, there is an instance where the landlord is offering his land on a seven years' lease, but nobody seems anxious for the land on account of this—that in seven years the trees will go back to the landlord, the tenant having grown the trees.

44,461. The landlord having planted them?—Yes.

Free sale of improvements.

44,462. Then as regards free sale, do you think that there should be power to sell the tenant right to anyone who would take it?—Yes, certainly, if they can pay the valuation.

44,463. I suppose you would have to show that the person buying it was a substantial tenant?—I should think if he pays 60*l.* or 70*l.* that should be security enough to the landlord for, say, 6*l.* per acre per annum.

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44,464. (*Mr. Channing.*) If he were a prudent and respectable man, too?—Yes.

44,465. (*Mr. Dalton.*) Do you think that a solvent man would be likely to offer less?—The gardeners always like cash; if a gardener was inclined to sell his improvements, he would sell for nothing but cash.

44,466. (*Mr. Little.*) I think you said that, on the whole the market garden industry had not suffered from the depression of the times?—No, it has not.

44,467. But that there has been a considerable demand for the holdings, as they have fallen vacant?—That is so.

Security for expenditure of capital.

44,468. And that the tenant prefers to plant rather than to allow the landlord to plant for him?—Yes, he much prefers to plant.

44,469. Then he must rely upon the custom for giving him compensation?—Quite so.

44,470. He would not embark his capital in this planting, unless he felt pretty secure?—He does rely on the custom.

44,471. Then there must be a general feeling of security?—Yes, we are secure in a way if they would allow us to exercise the custom which prevails.

44,472. I mean that there could not be that demand for the land and that disposition to expend capital rather than have it expended for them, unless there was a general feeling of security?—Quite so; but the tenant objects to growing the trees for the landlord. I know that in ever so many cases, where the landlord has offered to find trees and plant them himself, the tenant says: "No, what I want planted, I will plant "myself."

44,473. Then he must surely, as a business man, consider that his money will be secure, after putting it there?—Yes; but you must remember that you are treating now with the artizan class, who can hardly be classed as business men, although they are hard working men.

44,474. They are tolerably shrewd about laying out money, are they not?—I think so.

44,475. The point I wish you to look at is this: there must be a general feeling in the district that they will not lose the value of their improvements?—That is so.

44,476. You have referred to exceptional incidents to show that a man may be deprived of what may fairly be called his ——?—That is so.

44,477. And what general opinion would give him?—Yes.

The Evesham custom.

44,478. I think you rather misunderstood a question of mine. I asked you whether the custom was a legal one; I meant, was it a custom which the law would enforce, and you answered me that it was, but that it had been disputed and had not been enforced, I think?—We had years ago some men noticed out of their holdings on the Rudge Estate. They were given 12 months notice and dismissed from their holdings without any compensation at all. But this was many years ago; some 14 or 16 years ago.

44,479. Do I understand you to mean that at the present time, if a tenant left, he would claim, and enforce his claim by custom?—No, he cannot.

44,480. Then it is not a legal custom?—It is not a legal custom.

44,481. But it is a practical custom which has very generally been accepted?—That is so.

44,482. But, in exceptional instances, the landlord has not recognised the custom, and has, as you would say, confiscated the tenant's improvements?—That is so.

44,483. You do not dispute that you are under the Agricultural Holdings Act, do you?—I do not think that we are included in it.

The Agricultural Holdings Act.

44,484. You are not excluded, are you?—It is not known amongst us. I do not think we are included at all under the Agricultural Holdings Act. I see Mr. Corrie Grant says not, if he is to be cited as an authority.

44,485. If it be the case, as some of the best commentators on the Act say, that these holdings are under the Agricultural Holdings Act, the tenants would be entitled to compensation if they had obtained the previous consent of the landlord to planting?—Yes, if it be that they are under the Agricultural Holdings Act.

44,486. Would it be difficult to get the consent of the landlord?—It would in many instances.

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Landlord's consent to tree planting.

44,487. Even when he is letting the land at this high price for market gardening?—Yes. You see he may be called upon to pay a large valuation, and in certain cases where the land is heavily mortgaged to begin with, it would be a hardship if he could not find an incoming tenant then.

44,488. It would be laying upon the land a possible encumbrance in future?—Yes, it might do so.

44,489. It would be?—Of course it must if he could not find an incoming tenant to take it up. Many landlords embrace the opportunity of letting the land to market gardeners; they would sooner let to market gardeners than to others.

Tenants improvements and increased rent.

44,490. You referred to your own case where you gave up a farm which was let at 30*s.* an acre, and you say in your brief that the best portion was relet as market gardens; it what sense do you use the words "best portion"?—It lies higher, and consequently farther out of the reach of the frost.

44,491. Then you mean by the "best" the land most suitable for market gardening?—Yes.

44,492. How much of that was there; what proportion would that be of the whole?—There was about 10 acres at 4*l.* and about 8 acres at 3*l.* 10*s.*

44,493. About 18 acres in all then?—Yes.

44,494. You go on to say that for this land the landlord got "an increase of 50*s.* an acre with no outlay"; but is it quite fair to say, because 18 acres out of 106 were let separately at an increased value, that 50*s.* is a real increase; might not that particular land at any time have let for more money than the average rent of the farm?—No, I should say not. The rest of the farm is let at 2*l.* an acre now.

44,495. That proves that there has been a rise in value?—That is a rise in value. I take some of that to my own credit. I took one of the fields in a most dreadful state. It was tumbled down green, and I improved it wonderfully, so that it is one of the finest fields on the farm now. But I am not entitled to any compensation there—I cannot lay claim to it.

44,496. I understand you to argue that the tenant whose rent is raised should settle up with his landlord and be paid for his improvements as a condition of paying an increased rent?—Yes; that would be to create a fresh tenancy altogether.

44,497. But you are not prepared to say upon what basis you would estimate that compensation?—No, I am not.

44,498. Suppose it were a good round sum of 60*l.* or 80*l.* an acre which was paid down to the tenant on condition that he should pay an increased rent—would that be your idea?—Yes.

44,499. Suppose the landlord pays this money down, and the calculation is made upon the increased rent; suppose the tenant then, having taken the land at the increased rent, lets its condition go down, would not the landlord then be liable to considerable loss?—He must, if the tenant lets it go down, but it would be against the tenant's own interest to do so, most emphatically.

Protection of landlord and deteriorated cultivation.

44,500. Are there not instances in all branches of agriculture where a man, against his own interest and probably not by his own choice, lets his holding deteriorate very much?—Yes, there are instances, and instances that I know of.

44,501. It would be a hardship upon a landlord, if he had paid 80*l.* an acre for an increase on the rent of 2*l.* an acre, if he only got that increase for two years?—If he only got the 2*l.* he would.

44,502. Suppose he got 4*l.*? If he only got that for two years, and then the thing began to decline, it would be hard upon him, would it not? I suppose you have known instances of market gardens going to the bad?—Yes.

44,503. Deteriorating?—I have known instances, but they are very seldom.

44,504. I imagine that strawberries or asparagus or fruit trees unpruned would very soon deteriorate?—The husbandry must be kept up, certainly. In all instances of market gardening, it is essential to keep it in the highest possible state of cultivation.

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44,505. If it were not kept up to that, the landlord might have paid for a thing that might vanish, or be very much decreased?—It might deteriorate.

44,506. That is a fair view for the landlord to take, namely, that he should not be called upon to pay a sum which might disappear?—He should certainly be protected, so that, if having paid that sum, he should be entitled to claim off the tenant, if the tenant lets it go out of cultivation.

44,507. Is it not unfortunately the case that if you have got a man who lets a thing run down, he is a man you cannot get compensation out of, because he has not got anything left?—That may be the case.

44,508. Therefore there are two sides to the question?—Certainly; there are two sides to every question.

44,509. Do I understand that you would be satisfied with the presumption of law, that in a district where market gardening prevails largely, a special rule should be made that these lands should be considered as market gardens, and that, as under the Bill of Sir Edmund Lechmere, a man should be entitled to compensation on the basis of his holding being a market garden?—Yes.

Landlord's consent to tree planting.

44,510. Where land is let at a high rate in a market gardening neighbourhood, the consent of the landlord to the planting of the trees and such things should be done away with, I understand you to say?—Yes, I do not think it is necessary.

44,511. And compensation should be given to the holder based on the value to an incoming tenant?—Quite so. There is no question at all that when an agent is letting land in small quantities to little men of the artizan class—men who usually make the market gardens—he is quite cognisant of the fact that the men intend to plant it out with asparagus and fruit trees; there is no question at all about it.

44,512. On the subject of rating, do I understand that you are in the Union of Evesham?—Yes.

44,513. Is the Union of Pershore somewhat similar in its conditions?—Yes, it is.

44,514. Is the market gardening or fruit growing as largely practised in Pershore as in Evesham?—I should not be prepared to say that; they do not grow the black plums (the choicest plums) in Pershore to the extent that we do in Evesham.

44,515. (*Mr. Whitehead.*) But they have a Pershore plum, have they not, which is very celebrated?—It is a very celebrated plum.

44,516. Equally with the black plum, is it not?—It is quite as celebrated, but it does not command the same price in the market, by a long way.

44,517. (*Mr. Little.*) What do you say are the parishes in which the system prevails?—All Saints, St. Lawrence, St. Peter's, Bengeworth, Offenham, and Great and Little Hampton, I think.

Rent.

44,518. I find from a return here, that the acreage of the Evesham Union is 47,523, and the gross estimated rental is 62,673*l.*; that is, of the lands taken alone. That would give an average value of 26*s.* That would not show that the estimated rental of 80 per cent. of the land was very high?—That is a return for the whole of the union, is it not?

44,519. Yes?—We have some parishes which I know are rated exceptionally low; they have gone practically out of cultivation and are of very little value.

44,520. Do you know the acreage of those parishes?—Not in the least.

44,521. Not any one of them?—Of course, I know the parishes.

44,522. Do you know the acreage roughly?—I will hardly say roughly, but I know the parishes very well.

44,523. You do not know the acreage?—No, I do not.

44,524. I have here another return showing the gross estimated rental of the lands in the different parishes. In All Saints' it is 1,189*l.*; in Great and Little Hampton, 2,794*l.*; in Offenham, 2,789*l.*; in St. Lawrence. 1,916*l.*; and in St. Peter's, Bengeworth, 3,398*l.*?—It is only that portion of each of those five parishes which converges on to Evesham that I am talking about.

44,525. Can you tell me whether the market gardens are assessed up to the rent?—Not up to the rent.

44,526. Then rent is not taken as a criterion of value?—It is taken as a criterion of value, but not up to it. They get a rebate of 15 per cent.

44,527. You mean that the rent is taken as a guide?—That is so.

44,528. But that is not an absolute criterion?—It is not infallible.

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44,529. Do you mean that it is always taken with a certain per-centage of deduction, or that it is only taken into account?—I think that they always take a per-centage. I believe that that is the rule of the assessment committee.

44,530. Do you mean that these lands which are rented at 18*l.* an acre are assessed at that, or within 10 or 15 per cent.?—I do. But when you say 18*l.* an acre, that would be a very small acreage; when you get to 6*l.* and 8*l.* an acre you will get a much larger acreage. (*The witness subsequently wrote:*—"*I would like to make a material alteration here, the land rented at 18l. an acre and over (some even at 3l. per chain) is of a very small area, and is let mainly to tradesmen in the town, and should, perhaps, hardly be classed as market garden land, i.e., land occupied by market gardeners, though there is frequently a good margin of profit at the year's end even on this land. The area rented at 9l. is large, and is paid by bonâ fide market gardeners—my answer is correct, but applies only to, as I said, a very small acreage.*")

44,531. Do you think that even the small piece of land which is rented at 18*l.* an acre is assessed at 18*l.* less the 15 per cent.?—Yes.

44,532. (*Mr. Whitehead.*) In the same way as ordinary arable land would be?—Yes.

44,533. (*Mr. Gilmour.*) You have had experience of both ordinary farming in that district and market gardening, I think you said?—Yes.

Market gardening and farming at Evesham.

44,534. Do you think as a practical man that, paying this high rent, with all the risks you have spoken about, a man is better paid at market gardening than he is at the ordinary farming in that district?—Yes, he gets a much better return as a market gardener, even at the higher rent, than a farmer would.

44,535. But of course that can only be to a very limited extent, because market garden land can only exist to a very limited extent?—I think it is increasing. People are finding out that different classes of land are more adapted to different crops. For instance, asparagus will not grow on sandy land. It will soon work itself out there. You would not grow asparagus there as large as your pencil, but on the heavy clay lands, although it takes a good bit longer to mature, it comes to a much better state of perfection and productiveness.

44,536. Did you take the trouble of inspecting other parts of the country where you thought you could turn your knowledge of market gardening to good account, by making a market gardening place there?—No, not beyond Evesham and the district round there.

Agricultural position.

44,537. Apart altogether from market gardening, what is the condition of the farmers in the agricultural district round about Evesham, outside the market garden area?—They are getting very badly off. The land is going rapidly out of cultivation. All the heavier land is going out of cultivation, and some of the worst grazing farms are going down very much.

44,538. But they are still bringing some rent?—Yes, they are bringing a rent.

44,539. What is about the rent?—I know one farm that varies from 30*s.* an acre to 7*s.* 6*d.* on the same holding.

44,540. Is there any farm absolutely out of cultivation or out of occupation?—No, I do not know that there is now. The owners seem determined to let land at any price rather than hold it themselves.

44,541. And they have always up to the present been able to let it to somebody at a rent?—Yes, at a rent.

Reduction of rent.

44,542. (*Mr. Whitehead.*) I think you said there had been no reduction of rent in the market garden districts?—None at all.

44,543. Would that apply to all the market garden land, or only to the best of it?—Practically to the whole of it; I do not know of any instance to the contrary.

44,544. Would that apply to both the Pershore district and the Evesham district?—Yes, you may take it as applying to Pershore and Evesham.

Profits of market garden ng.

44,545. Are the profits in market gardening generally as great as they were three years ago?—I should hardly think they have been these last three years. As soon as ever trade is at all depressed, we find depression coming into the market gardening at once. We are subject to a good bit of fluctuation in that way.

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44,546. Are there not complaints, even in your best districts, of a falling off in profits?—Yes, there have been complaints; but I notice that those men who complain do not seem to feel it very much, although they grumble a good bit.

44,547. They still go on taking land?—Yes.

44,548. Do you know that the market gardeners in Essex, Bedfordshire, and Middlesex are complaining very greatly of a falling off of profits?—Yes, I have heard it, but I think, in Kent especially in the last two years, they have been subject to frosts in the spring which have severely injured their strawberry crops, and Kent depends very much on its strawberry crops. Our strawberry crops in Evesham have been practically a failure during the last two years.

44,549. Does not your market garden system differ from others, in that you have fruit combined with vegetables?—That is it.

44,550. In the other districts I spoke of, they do not have that?—No, I do not think they do.

44,551. Would you consider that the difference in the profit is due to the fruit?—Yes, certainly. You will find that a good fruited plantation sells well in the market, but that a plantation which is not fruited, does not command anything like the same price.

Vegetable gardening.

44,552. Are there any purely vegetable market gardens in your district?—There are some.

44,553. How have they fared lately?—Not so well as the plums, but they have fared with a good margin of profit.

44,554. In spite of foreign competition?—Yes. We are very centrally situated, and we have two good systems of railways, which convey our produce to all parts of the country where one system could not get to; then we are able to disperse our fruit and vegetables at once to the large centres and to the manufacturing places.

44,555. Are you better off in that respect than the growers near London who have the advantage of the metropolitan markets?—I should contend we are, because we are freer from the foreign competition.

Foreign competition.

44,556. Does not foreign competition interfere with your asparagus?—Yes, it does; but the French grass is nothing to compare with the English grass.

44,557. Yours is of a much better quality, you mean?—Much better.

44,558. Theirs comes much earlier, does it not?—Yes, but as soon as ours comes into the market, the French is of no use.

44,559. Yours takes the place of the French?—Entirely.

44,560. Would that apply to radishes and lettuces?—Yes, but not so much as to asparagus. Our asparagus is of a finer flavour altogether.

Vegetable gardening.

44,561. With regard to the coarser vegetables, such as cabbages, and cauliflowers, are you very much interfered with in that respect by farmers proper, who have taken up growing them?—We are in some years a great deal; but only in some years. If we get a good cabbage year, then farmers will begin to plant, but when we get a bad cabbage year, then farmers will not plant at all.

44,562. Their supply is not constant or regular?—Not at all.

44,563. Do you think that in the long run it will not interfere with the market gardeners' profits?—I do not think it will.

Extension of market gardening.

44,564. Do you think that the business of market gardening, as carried on at Evesham, could be largely extended throughout the country on suitable soils?—On suitable soils I think it could.

44,565. Do you think there is a good supply of that suitable soil?—Yes, I think there is, if it is properly selected. There is a great deal in selecting the land. If you get a gravel sub-soil, I should not advise anybody to plant trees on it at all, because they would soon die away, as they will not stand the drought.

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Railway rates.

44,566. One question about railway rates, you speak of small quantities being charged excessively, would that apply to smaller lots than 2 cwt. or 3 cwt.?—Yes, and it goes to higher weights still.

44,567. That interferes with your business to a considerable extent, does it not?—Yes, it does.

44,568. Because you would do a kind of retail business I take it, if you had railway opportunities?—Certainly we could. The railway company does give us one little advantage. I think that you can send small quantities, that is to say, half a hundred weight, at half the usual parcel rate.

44,569. Railway parcel rate, you mean?—Yes. I think they do give us that advantage, I am almost sure they do in fact.

44,570. The competition of the parcel post has brought that about, I think?—Very likely.

44,571. It would be desirable that these facilities should be extended?—Certainly, it is a tax on the small producer in getting his fruit to market.

44,572. That would benefit the market gardeners, especially the fruit growers?—Yes. It would benefit us in other ways, because now we are obliged to send large lots to the salesmen, to dispose of in the market, while if we could get a low charge for sending a small quantity, we would send it direct to the men who order their own stuff from us. The charge for sending little quantities is so much now that we cannot secure orders from the large hotels in North Wales, and places like those where we might compete.

44,573. I think in Pershore or Evesham, some of the growers have opened up a business of a private character with their customers?—Yes, that is so.

44,574. And they advertise for such?—Yes, that is so.

44,575. That would be very much facilitated by the railway rates being lowered?—Yes.

Rateable value of district.

44,576. (*Mr. Dalton.*) I see that the value of the land both in the Evesham and in the Pershore Unions is very much less now, taking the whole of the unions, than it was in 1870, and that there has been a considerable fall in the value of the lands altogether?—Has there?

44,577. I will give you the figures. I am only speaking of agricultural lands including market gardens?—I know Mr. Isaac Averill when he resigned the chairmanship the other day (he had been guardian and chairman over 30 years), said the rateable value of the whole of the union had gone up even in spite of agricultural depression.

44,578. That would include houses, railways, and other properties. The rateable value of lands in the Evesham Union in 1870 was 77,000*l.*, and it had fallen to 58,000*l.* in 1894; and for Pershore Union it was 76,000*l.* in 1870, and it had fallen to 62,000*l.* in 1894; therefore the additional value which has been given to some of this land by its becoming market gardens, and being highly cultivated, does not anything like compensate for the fall in the rateable value of the remainder of the land?—No, I daresay not.

44,579. Does that not rather point to the conclusion that it is a comparatively small area which is devoted to market gardening, if the rents which you have mentioned, 3*l.* 10*s.*, 6*l.*, and 18*l.* an acre, and so on, are correct?—Of course when I speak of 18*l.* that applies to quite a limited area. I think that agricultural land has gone down more than sufficient to compensate for that allowance. If you were to turn to a neighbouring union, such as Alcester and Winchcomb, where the market garden industry is not pursued, I think you would find that the reduction would be correspondingly more.

The witness withdrew.

Mr. JOHN BOWEN JONES called and examined.

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44,580. (*Sir Nigel Kingscote.*) I think you reside at Ensdon House, Montford Bridge, Shropshire?—I do.

44,581. You are a member, and have been for some years a member, of the Council of the Royal Agricultural Society?—Yes.

Particulars of witness' farm.

44,582. You have farmed how many acres of land?—720.

44,583. As a tenant farmer?—Yes.

44,584. And have done so for how long?—Most of my life. I think I may call myself an hereditary tenant; for 30 years we will say—since I was of age.

44,585. What proportion of arable and pasture have you on your farm?—413 acres of arable and 307 of pasture.

44,586. May we ask you what is the rent?—Yes, the rent in 1873–74 was 1,175*l.*

44,587. Exclusive of tithe, I suppose?—Yes, the tithe was 109*l.* Now take a period of 10 years later, 1883–84, the rent then was 1,075*l.*, and the tithe was 97*l.*—I am giving round figures—in 1893–94 the rent was 980*l.*, and the tithe (I pay a little bit of tithe so as to save the landlord the trouble of it) 17*l.*

44,588. I suppose that in fact the landlord pays the tithe?—Yes, he did after the Act was passed.

44,589. (*Mr. Little.*) Have you worked out the percentage of deduction?—The rent and tithe is now 288*l.* less than it was in 1873–74, that is 22½ per cent. less. Now take the rates. The rates in 1873–74 were 83*l.*, including a voluntary school and church rate of 10*l.*; in 1883–84 they were 77*l.*; and in 1893–94 they were 73*l.*

Rates.

44,590. (*Sir Nigel Kingscote.*) Then the rates have rather fallen?—The rates have fallen about 10 per cent.; but they are rising again now, I think, I should add, because they are up this year.

44,591. (*Mr. Little.*) Your county rate is higher?—Yes. This is the last return I can give you.

Receipts from farming.

44,592. (*Sir Nigel Kingscote.*) Could you give us any figures showing the comparative receipts for your farm?—I have worked out, for the information of the Commission, the receipts as they would be if I was not a breeder of pedigree stock. I have bred pedigree stock, and made it a speciality since about 1877 or 1878.

44,593. That is cattle and sheep?—Hereford cattle and Shropshire sheep, for which we are justly celebrated I will say. I have worked out the figures, which will be a fair indication of the receipts on a similar class of farm in Shropshire, to show what the receipts were under each head at the prices that I really obtained then and now. My course of rotation, I should premise, is 100 acres. In 1873–74 my wheat realised a gross sum of 1,147*l.*, that is 54*s.* a quarter; these are the prices that I take from my books, not the average prices in the "Gazette;" and my barley, putting 100 acres at five quarters an acre, came to 1,112*l.* Those are the two cereal crops I have grown. In 1883–84 the wheat produced amounted to 892*l.*, as against 1,147*l.*; and barley to 950*l.*, as against 1,112*l.* In 1893–94, assuming that I was still growing wheat, but I am not, for I have dropped that pretty much, the wheat came to 425*l.*, as against 1,147*l.* in 1873–74; and the barley to 687*l.* Instead of growing wheat I have grown oats, although my land is not oat land.

44,594. Still that would be the proportion?—That would be the proportion. The decrease between 1873 and 1893 is on wheat 722*l.*, and on barley 425*l.*

44,595. (*Mr. Little.*) That is about equal to the rent of the whole of the farm?—Yes, it would be. Between 1883–84 and 1893–94, the last 10 years the decrease is 467*l.* on wheat, and 263*l.* on barley. Breeding the same number of cattle and selling them at the current market price, as I did then, and, hypothetically now (because I am breeding pedigree stock and I do not sell much beef or mutton) the cattle in 1873–74 came to 1,040*l.*; in 1883–84 to 920*l.*; and in 1893–94 to 720*l.*

44,596. Are the cattle all supposed to be produced on the land?—I breed entirely; I do not buy, or scarcely ever—of course, there are exceptions to every rule. The sheep realised in 1873–74, 1,170*l.* per annum; in 1883–84, 1,090*l.* per annum; 1893–94, 910*l.* per annum. The wool, which is the other big item connected with the income, was 262*l.* in 1873–74, 175*l.* in 1883–84, and 130*l.* in 1893–94. The totals show a decrease on income on that farm from the produce between 1873–74 and 1883–84 of 1,859*l.* a year, and between 1883–84 and 1893–94, the last 10 years, of 1,155*l.* a year.

44,597. (*Sir Nigel Kingscote.*) Under totally similar conditions; I mean as to tillage, your farm I suppose was as well cultivated in 1873 as it was in 1893?—Yes, it has always been so.

44,598. (*Mr. Little.*) These figures you have given us are based on the assumption that the business had been conducted on the same lines, and that the yield had been practically the same, are they not?—The yield is practically the same. The farm is in a good state of cultivation. Of course, seasons will make a little difference, but not so much difference with land in a high state of cultivation as with poor land. The expenditure has decreased in the way of rent, as I have told you, by 288*l.*, and by 10*l.* in the matter of rates.

Labour.

44,599. (*Sir Nigel Kingscote.*) May we ask about the labour?—The labour is practically the same as it has been all through. The labour is the thing which is beating farmers of this description more than the rent. The labour bill is about 1,000*l.* a year, and that is the same as it was formerly, but in the meanwhile improvements in the way of machinery and appliances have been going on all the time. Fifty acres of land have been laid down by myself to grass, 80 acres of arable land have been changed from the four-course system to the five-course, which involves less labour, clover being left down for two years. Then a good many of the old permanent improvements were done by the ordinary labour of the farm in the days past; they have been completed and finished, and no new undertakings have been entered into lately. Therefore, the labour has really very much increased if you look at all those circumstances, although it is nominally the same. Other improvements, such as shearing machinery, water pumping appliances, self-binders, and straw trussers, have all come in within the last 10 or 12 years, and they are all labour-saving machines.

44,600. Yet the total wages has not decreased?—The total has not decreased; if anything it is a little more; it is inclined to increase if anything.

44,601. Do you consider your labour as efficient now as it used to be?—No. The amount of work done is very much less, and that, of course, is the cause of the labour bill not going down in spite of all these appliances. The amount of work done is less, as the labourers do not work as they used to do. No doubt it is an advantage to them, but, of course, it adds to the expenses of the farm.

Wages.

44,602. What are your wages?—Nominally they are 13*s.* a week for ordinary men; 15*s.* a week for waggoners, up to 18*s.*; and 20*s.* for stockmen. I think the ordinary labourer comes out at about 16*s.*, and the other at about 18*s.* I think Mr. Little had all the figures supplied to him, and they came out somewhere about that.

44,603. Is there anything else you wish to say as regards the actual farm?—I might say, with reference to the expenditure, that I see no means of decreasing it without altering the system.

44,604. (*Mr. Little.*) Did you add up the whole of your expenditure?—I did not give you that—I have not drawn it up in full.

Income and expenditure.

44,605. Would you say there has been no corresponding reduction in expenditure, to meet the great decrease of income?—There has not. The labour and the rent are the two principal outgoing sums. The labour has not decreased at all, and the rent and the rates have only decreased 300*l.*; so that the rent is not so great a factor in preventing profits as the labour is. Of course there is some decrease in the value of manures and cakes.

44,606. (*Sir Nigel Kingscote.*) And foreign feeding stuffs?—Yes. Tradesmen's bills, however, have increased, although the labour bill is the same; because all these machines require repairing and so on. It is a great advantage to the labourer to have the same wages with the less laborious work, which is brought about by the introduction of all this machinery; and then he has the advantage of getting his food and other commodities at a cheaper rate, which you may take as an addition of 30 per cent. to his wages where the wages remain the same. The landlord appears to be

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affected to the extent of 22½ per cent. in my case, and very much more in many other cases. The farmer, between the two, is left without anything at all. That is about the position we are in now.

44,607. You are a member of the Shropshire Chamber of Agriculture, are you not?—Yes, I am.

44,608. And you are on the county council?—Yes; I am.

44,609. (*Mr. Little.*) Are you not vice-chairman of the county council?—Yes; I am.

Report of the Shropshire Chamber of Agriculture.

44,610. (*Sir Nigel Kingscote.*) I think your Chamber of Agriculture took evidence, did it not, or gathered evidence, as to agricultural depression?—There was a joint committee appointed by the county council and the Chamber of Agriculture.

44,611. Were you on that committee?—Yes; I was.

44,612. Were you chairman of it?—No; I was not. But the chairman has been here before you.

44,613. (*Mr. Little.*) Mr. Lander was the chairman, was he not?—Yes.

44,614. (*Sir Nigel Kingscote.*) Do you wish to say anything upon the evidence which was laid before that joint committee?—As far as I am aware, the statements put forward in the joint report, which has been handed in to the Commission, are accurate as far as facts go as a description of the farming of the county. (*See* Appendix A. I.) Of course, the individuals who sent the replies are responsible for the replies; but I think those replies indicate a feeling that I have heard expressed in agricultural circles pretty freely.

44,615. Do you think they indicate the general feeling of the tenant farmers and of those who carry on agriculture in your county?—Yes, I think so. Of course, one or two of the statements, such as the one about land courts, would not be generally accepted; but I think the general summary of the replies indicates pretty accurately the feeling of agriculturists—of farmers and of landowners also—in the county.

Local rates.

44,616. Now as to the local rates; I gathered that your own rates have rather decreased; but do you wish to say anything upon the change in the local rates in your own district with regard to the Atcham Union?—Yes. It is a subject which is creating a good deal of interest throughout the country now, and in our county also. The feeling is that rates are becoming higher every day, but my experience tells me that they have not increased in the last 25 or 30 years. Of course, I am perfectly aware that the land is less able to bear the amount of rates if they are the same as they formerly were, than it was in years gone by; that goes without saying. When the income is reduced, the capability of the medium producing the income to bear the strain is less; and it is a fact that the proportionate burden of the rates is greater now than it was in the years gone by as compared with the capability of the land to bear it. I have a statement here with regard to the county rates, which shows pretty much that the money which was granted to local taxation by Mr. Goschen in his last Budget, I think, under the Local Government Act of 1888, is pretty much absorbed as far as the county of Salop is concerned. The whole of the money which was given us, which has not been handed over to the other authorities, that is the poor law authorities in Shropshire, is absorbed, and an extra sum of something like 18,000*l.* is required for the main roads.

44,617. (*Mr. Little.*) 18,000*l.* in addition to the old subvention?—No; 7,500*l.* in addition to the old subvention. The 18,000*l.* is the sum altogether.

44,618. (*Mr. Dalton.*) Has your general county rate for general county purposes increased?—Our general county rate was increased last year by a penny.

44,619. Are you referring to 1893–94; I see that in 1892–93 it was low?—For the year ending March 1895 it was increased by a penny, and at the same time we allocated 3,000*l.* from the technical instruction money, which is another halfpenny. That is 1½*d.* in the £ increase over the last year.

44,620. What was the rate altogether in 1894 for general county purposes?—It was 2*d.* in the year ending March 1895.

44,621. And it was 2*d.* in the year after the passing of the Local Government Act, was it not?—Yes, that is quite true.

44,622. Then it fell to a halfpenny. I suppose that was owing to the year's requirements being irregular, and because you did not know what you were about to receive. The next year it went to 2¼*d.*, and then fell in 1892–93 to 1¾*d.*?—I will read you how it ran exactly. Before the Act came into force, that is, up to 1889, the average rates in the £ for the 10 years ending March 1889, after which the Local Government Act took effect, was $3\frac{21}{40}d.$

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44,623. That is for all purposes?—Yes, the old quarter session rates. The average of the rates in the £ for the six years ending March 1889, after which the Local Government Act, 1888, took effect, was $4\frac{1}{12}d.$; the average of the rates in the £ for the six years ending March 1895, that is, since the Local Government Act came in operation, was $4\frac{5}{24}d.$ So there is a slight increase in the rates, but that increase, I think, is more marked now than it was just after the passing of the Act. The reason for that is that the quarter sessions cleared up all the arrears by a halfpenny rate in 1889. I think it was in that year they had an extra halfpenny rate; and, further, many of the charges under the Local Government Act were not paid for the first year or the first two years after the passing of the Act. The main roads, for instance, did not come into the first year; the highway board sent their returns in, but they were not paid until the second year, and some portions of them not until the third year.

44,624. (*Mr. Little.*) Did you find a disposition on the part of the county council to spend the balance, or to draw upon it?—What balance?

44,625. The balance that was carried over?—The balance from the Exchequer Contribution Fund?

44,626. No, I do not mean that. The quarter sessions at the end of every year made up their accounts, showing that there was a certain balance in the treasurer's hands, which in some cases was considerable. I was asking whether your attention had been drawn to that balance, and whether there was a disposition on the part of the county council to spend it or to reduce it?—I do not think I have observed that.

44,627. (*Mr. Dalton.*) The general result has been, has it not, that the county rate has risen to the extent of one penny?—The county rate has risen; but it is only fair that I should point out at the same time that the poor law authorities have received something like 2*d.*, as, I think, I estimated it some time ago—I think our financial treasurer has brought it out to about 1¾*d.*—and the highway boards have also received something like ¾*d.* in the £.

44,628. If you deduct the gains from the losses, you have still got a gain; you have risen a penny in the county rate, but you have saved more than 2*d.* on the poor rate by the subventions, and a penny on the highway rate?—Quite so. We ought, according to that, to have reduced our rates for all purposes in the county 2*d.* in the £; but I do not say that that is the case, because the highway expenditure may have increased and the poor law expenditure may have increased in the county, although it has not in my union.

Treasury subventions.

44,629. You have had a benefit from Mr. Goschen's subventions, I suppose?—Undoubtedly; but, unfortunately, the tendency is for increased charges to come upon us. The balance that we hand over from the Exchequer contribution fund for general county purposes is 24,000*l.*; that 24,000*l.* was estimated when the Local Government Act was passed to be sufficient to defray the expenses of the main roads, and was on paper sufficient with a probable surplus remaining to be divided—I do not quite remember how, but between the quarter sessions boroughs and other authorities, I think. Instead of that 24,000*l.* being more than sufficient to pay our main roads, it is not enough, for our main roads now come to 36,000*l.*, that is 12,000*l.* more. Of course the quarter sessions had to pay something towards the main roads, so it is reduced again by that amount; but we have had to levy a general county rate for main roads, both in the borough and in the county, instead of that money being sufficient to defray the charges. There is one other circumstance I should like to draw the attention of this Commission to, because there is no doubt the land is less able, as I say, to bear these charges than it was formerly; that money has gone, and I have been trying to discover where it has disappeared to——

44,630. (*Sir Nigel Kingscote.*) Is this your 24,000*l.* you are speaking of?—This is our 24,000*l.*, which I say ought to cover our general county account, according to the intention of the Act. It has gone in roads to the extent of 7,500*l.* more than the quarter sessions paid

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before—that is 1½*d.* in the £; it has gone in extra police expenses, 1,600*l.*—that is a ¼*d.* in the £; it has gone in salaries and printing and to the small boroughs, of which we have three in the county, to the extent of 2,500*l.*—that is $\frac{7}{16}$ths of a 1*d.* in the £. These figures give a total of very nearly 2*d.* in the £—really a total of $1\frac{1}{16}\frac{3}{16}d.$ If agriculture is to get anything in the way of relief from the rates, I contend that an arrangement ought to be made so that this relief should go to the land and not go partly to the general ratepayers, and be absorbed more by the towns than by the country. In our case, it is true, the large boroughs are rated to the general county purposes and to the roads; but still, although the large boroughs have not gained much on account of being rated, the small boroughs have gained to the extent of 1,000*l.* a year in our county, and consequently they have got that much more than their portion from the agricultural portion of the county.

44,631. Do you think it ought to be applied entirely to the land?—Yes; any relief from local taxation now—going on to the general question—ought to be applied as much as possible to the land.

Poor rate.

44,632. Is there much difference in the expenditure of the different unions?—No, there is not much there. Our administration has been pretty strict and pretty good, and our rates have not increased up to the present. For poor law purposes alone, our rate in the £ is now 4·8*d.*; our rate in the £, before the Local Government Act of 1888 came into force as far as the subventions to the poor law are concerned, was 6·1*d.* for poor law purposes only. In 1889 it was 6·1*d.*, in 1890 it was 4·8*d.* (there is where the grants come in), in 1891 it was 4·9*d.*, in 1892 it was 5*d.*, in 1893 it was 4·7*d.*, and in 1894 it was 4·8*d.* So, you see, there has, not been any increase in the poor rates there.

44,633. I suppose that would be one of the lowest poor rates in England, would it not?—I expect so.

44,634. (*Mr. Everett.*) It is a very famous union for its management, and has been so proverbially, has it not?—It has been managed on the same principle for 50 years, and they have not changed their chairman very often. They have till now worked on the same basis, and I hope they will continue to do so in the future.

44,635. (*Mr. Little.*) You have been chairman, have you not?—I have been chairman for 10 years, but I threw it up when this new rural council came into operation. They were good enough to ask me to go on, but I found I had not the time for it.

44,636. (*Mr. Whitehead.*) I think no outdoor relief is given in the union?—We have considered every case on its merits and restricted our outdoor relief in every way that we could with fairness to the poor. There has been strict administration there no doubt.

44,637. (*Mr. Dalton.*) You have not tied yourselves by cast-iron rules; you have examined into each case?—Certainly.

44,638. (*Sir Nigel Kingscote.*) You have not dropped out-door relief?—No.

44,639. But you have minimised it as much as possible?—Yes. I should like to put in here an extract from the general report by Mr. Little to the Royal Commission on Labour, which gives some interesting information as to the price of commodities. I have added the corresponding figures for 1892–94. On page 162 of his report Mr. Little says:—

The average prices paid at Atcham for several articles of general consumption during the four periods of eight years each between 1860 and 1891 were as follows:—

	Average Price (in Pence and Decimals).				
	1860–1867.	1868–1875.	1876–1883.	1884–1891.	1892–1894.
	d.	*d.*	*d.*	*d.*	*d.*
Flour, per stone	25·31	24·50	16·42	15·37	12·75
Mutton, per lb.	6·75	7·34	7·34	6·12	5·33
Butter	13·20	14·87	14·00	11·00	10·78
Cheese	4·13	4·27	4·12	3·20	3·88
Tea	31·63	23·00	18·25	16·06	15·33
Sugar	4·09	3·20	2·29	1·71	1·82

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The comparative value of these articles consumed by one adult male per week at different periods was as follows:—

Week's consumption.	1860–1867.	1868–1875.	1876–1883.	1884–1891.	1892–1894.
	d.	*d.*	*d.*	*d.*	*d.*
Flour, 1¼ stone	31·64	30·62	20·52	19·21	15·94
Mutton, 6 lbs.	40·50	44·04	41·04	36·72	31·98
Butter, ¾ lb.	6·60	7·43	7·00	5·50	5·39
Cheese, 1 lb.	4·13	4·27	4·12	3·20	3·88
Tea, ¼ lb.	3·95	2·88	2·28	2·00	1·91
Sugar, 1 lb.	4·09	3·20	2·29	1·71	1·82
	90·91	92·44	80·25	68·34	63·92
Ratio to first period of eight years	100·	101·68	88·27	75·17	70·31
If 2*s.* be added for lodging the totals will be	24·	24·	24·	24·	24·
	114·91	116·44	104·25	92·34	87·92
Ratio to first eight years	100·	101·33	90·72	80·36	76·51

Technical education.

44,640. Now I will ask you a little about technical education; what have you done in your county as regards technical education?—The money that was allotted under the Customs and Excise Act has been used for the purpose of technical education until last year, when one half of it, 3,000*l.*, was voted away to the rates by the council.

44,641. In what way did you apply it?—We have applied it by giving instruction through dairy classes, and also through evening classes which have been formed by union committees.

44,462. What have they taught?—They can take any subject they like; in some cases they have taken up woodcarving and carpentry, for instance.

44,643. Is there any teaching for the labourers on such subjects as hedging and thatching, say?—We have tried that. I was chairman of the technical education committee at first, and I endeavoured to induce the farmers to work in that direction. We got the sanction of the Education Department to that instruction being given, as it was not on the list at first. But the attempts have been failures in each case. We have tried instruction in ploughing and hedging and ditching in four or five centres in the county and they have turned out fiascoes; the labourers do not care about them and will not attend them.

Dairy instruction.

44,644. As regards the dairy instruction, has that been successful?—The dairy instruction has been pretty successful, I think. The classes in butter-making have been fairly attended, and in the northern part of the county, where cheese instruction has been imparted, I believe, advantage has been taken of it by the farmers in the district.

44,645. Has your dairy teaching been peripatetic or have you had different centres?—Butter classes have been established in different unions—one in each union in the county each year, and in the most convenient centre for that union.

44,646. Is that going on now at all?—This year we have discontinued the butter classes; there is no demand for them. Another portion of the money is expended in lectures on practical subjects. There is one lecturer on practical veterinary subjects. I think it is called "Stock Management." His lectures are very popular. The lecturer is an able man, and he imparts his information in language intelligible to the country community. His lectures are well attended. In my own district I found that all the labourers and small farmers attended the lectures and took great interest in them. There is also a set of lectures conducted in practical gardening by a Kent man, whom Mr. Whitehead knows very well by reputation, and they are very popular. I believe he is very successful in his lectures, and has done a great deal of good. Another portion of the money is devoted to female technical instruction, which is worked under a joint committee formed of the technical instruction committee and a ladies' committee. Altogether I do not think technical education has been by any means

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popular in Shropshire. I am not chairman of the committee now; I took the finance committee when we made some changes instead of the technical committee; but I am still on the committee, and I take a great deal of interest in it. Those who have been working in the matter have not been supported by the general body certainly of the farmers in Shropshire. The farmers do not like it at all. They do not believe in it. The commercial parts of the county which have their share of the money take it up much more warmly than the agricultural classes.

Condition of agriculture.

44,647. (*Mr. Little.*) You have expressed your general concurrence in the statement of facts reported by the joint committee of the county council and the Chamber of Agriculture; generally the statement was that farming was very unprofitable?—Undoubtedly it is.

44,648. May I ask—do not answer it if you do not wish—whether you have found it so in your own case?—Personally, if it had not been for the pedigree stock I should have been a very much heavier loser than I am now. The last few years, even in my class of business, there has been a great falling off, and the returns from that source have been very much less.

44,649. Have other farmers been losing money?—During the last few years I have certainly lost very heavily, and I believe that most other farmers are in a similar position, except perhaps those who employ no labour but their own, and their children's, and who consequently save a large labour bill. But if you debited the farm with what their labour is worth in other directions, they would be equally heavy losers.

44,650. They would find it equally unprofitable?—Yes.

44,651. These people slave for a very small reward, do they not?—They work very hard, and perhaps they just live out of it.

Small holdings.

44,652. Is there still a demand for those small holdings or do the young people go away?—I do not think the demand is so great, as far as I can see, as it was formerly. The small holder now I think is aware that he can find a better market for his labour from someone else than from himself.

44,653. The children of these small holders then probably gradually learn that they can do better than by stopping at home?—I should think that in the course of time they will discover that.

44,654. If they were paid wages the thing could hardly be carried on?—It could not. Small holdings are of no use, unless the occupier is in receipt of wages. A man cannot live on three acres and a cow. I heard of a remark, which is to the point, made of a person who had taken one of these small holdings in my neighbourhood a few weeks ago. A fellow labourer said; "Well, "Richard finds now that instead of the cow keeping "him in his holding, he has got to keep the cow."

Report of Shropshire Chamber of Agriculture.

44,655. The joint committee of the county council and the Chamber of Agriculture did not draw up a report expressing an opinion, they only reported facts?—They did not draw up any report except the one which has been put in, and which does not express an opinion on their part.

44,656. It sets out the facts which they collected, and the opinions on many subjects which had been expressed, but the committee as a committee did not consider the whole question and agree upon a report?—They did not. They brought this report before the council, and the council agreed that they would not discuss it, but would simply record the facts, and let them be used in any direction which was thought desirable.

44,657. You are aware, I believe, that Mr. Lander, the chairman of the committee, has been before this Commission?—Yes, I know he has been.

44,658. He expressed his own views on many subjects which arise out of that report, I do not know whether you have seen his evidence?—I have not.

44,659. Probably you know his general views on the subject of landlord and tenant?—Yes, I think I have heard him at public discussions express them.

44,660. Are you in accord with him generally?—I think on most points I am.

Appointment of arbitrators.

44,961. Are you aware that he proposes that arbitrators should be appointed for each district by some local authority, would you concur in that?—I should say the county council should appoint the arbitrators or the Board of Agriculture.

44,662. For arbitrations under the Agricultural Holdings Act?—I think if the county councils nominated the arbitrators that would be sufficient.

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44,663. A certain number of them?—Yes.

44,664. You are aware that they could not nominate a member of the county council?—Yes.

44,665. That they would be limited in their nomination to those who were not members of the council?—I suppose so.

44,666. Do you not think that is rather an unfair limitation?—I do not think the limitation would prevent good men being found.

Powers of arbitrators.

44,667. Then Mr. Lander proposed to give these arbitrators very considerable powers beyond those at present arising from the Agricultural Holdings Act, he would empower these arbitrators to decide whether a tenant should be allowed to make improvements that are considered first class, would you approve of that?—With regard to first class improvements and permanent improvements, I have no objection to a tenant making them, subject to a reference under the Act instead of with the permission of the landlord. I should approve of that. The reference under the Act would be to the arbitrators.

44,668. At the conclusion?—Yes, at the conclusion.

44,669. The arbitrators under the Act would decide whether the thing was an improvement and whether it was properly made and what it was worth?—Quite so.

44,670. Mr. Lander's idea was that a tenant who wished to make an improvement should go the official arbitrator if the landlord refused his consent, and the official arbitrator should say, "You shall be permitted to make it." Would that not rather interfere with the relations of landlord and tenant?—There is a slight difference between the two propositions made by Mr. Lander and myself, it is true, but not such a very great one; because under the present law a tenant could not make a permanent improvement at all without the consent of his landlord, and under my suggestion he would make it——

44,671. At his own risk?—At his own risk; and whether it was worth anything or not would be decided by the arbitrator at the termination of the tenancy.

44,672. According to Mr. Lander's suggestion he would have no risk, because the arbitrator would have determined beforehand that he was right in doing it?—Yes, except that if it was valuless at the end of the tenancy he would get nothing for it. I will illustrate what I mean by what I did two or three years ago myself. I put up a large Dutch barn and some sheep shedding. The owner of the property I farm had just come into his property, and had his legacy duties and different things to pay, and I knew I should have to wait four or five years anyhow before I could fairly ask him; so I thought I had better do it myself. If that is worth anything I have nothing in writing, but I am satisfied I shall get it allowed at my death or at the end of my time. If a tenant was allowed to do that with a reference under the Act, he would get the proper sum and no more. Of course my landlord might have come down and said, "No, I will not have "that old shed removed at all; I will not have this "put up." He could do that under the present state of the law.

44,673. You do not see any material difference between bringing in the arbitrator while a tenancy is continuing and bringing in the arbitrator to determine the question at the end of the tenancy?—The only difference I see is this, that under the present condition of the law a tenant could not put up anything without the consent of his landlord.

Compensation for improvements made without landlord's consent.

44,674. But you propose an alteration of the law which would give the tenant at his own risk power to erect and claim compensation?—Yes, I do; and I do not think it matters much whether he refers to the arbitrator before he does it or at the expiration of his tenancy.

44,675. I am only thinking of the possible ill-feeling which might be created between landlord and tenant if a landlord refuses consent, and then the arbitrator gives it against the landlord's wish?—I think my suggestion would be an easy way——

44,676. To legalise the claim?—To legalise the claim and to settle it at the end of the tenancy.

44,677. (*Mr. Dalton.*) I suppose if it was a very expensive improvement the tenant might reasonably

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wish to know whether he was to be repaid for it or not before carrying it out; if it was an expenditure of a very large sum he would like to know beforehand that it was going to be treated as a permanent improvement?—I have no very great objection to that; but I think the other would be the most agreeable and pleasant way of deciding the matter. There would be less friction about it, I think.

Substituted compensation.

44,678. (*Mr. Little.*) Then Mr. Lander objected entirely to the small amount of freedom that was left to the contracting parties, and he objected to substituted compensation by agreement?—I differ from him there. I think, if you get an equivalent to the Act, you ought not to have a cast-iron rule to go by.

Notice to quit.

44,679. Then he also objected to the permissive agreement for six months' notice to quit. Do you believe it is desirable to do away with the permissive written agreement?—No, I do not attach very great importance to that, especially in these times. Of course I think for a high state of farming a longer notice is desirable; and that notice is required under the Act without the sanction of the contracting parties, is it not?

44,680. Yes, but a written agreement may make it six months?—I think the tenant has power to insist upon a 12 months' notice if he likes, and that is sufficient.

Compensation to sitting tenants.

44,681. Another point is that Mr. Lander is an advocate of compensation to the sitting tenant. Do you think that is feasible?—It is a very difficult subject. I certainly have known cases in the past of sitting tenants not being treated as well as they ought to have been treated, in cases where reductions of rent have been refused or where permanent improvements have not been put up at their request, and they have moved off their farms. The refusal to do these things has caused them to leave their farms, and then afterwards the farms have been let to people at lower rents, and the permanent improvements have been done. I have known that in many cases in my lifetime, and on very good estates, too. So I think the tenant should to some extent be protected in that direction.

44,682. Do you see a practical way of giving compensation to the sitting tenant, and if so, how would you propose to work it?—It is very difficult to lay any rule down, except where a rise of rent takes place. You might then say: "If you are going to raise my rent on "my own improvements, I want to be paid for those "improvements."

44,683. That would not deal with the class of cases which you spoke of, where a man desired a reduction of rent and could not get it?—No, it would not.

44,684. It is extremely difficult, is it not?—It is a very difficult question.

The Agricultural Holdings Act. "Inherent capabilities of the soil."

44,685. Then Mr. Lander and a good many others have a strong objection to a phrase in the Agricultural Holdings Act which you will recognise at once when I name it: "The inherent capabilities of the soil." Do you think it is possible to value improvements without taking that into account?—No. I think there is very little land in this country or in the world which cannot be worked out. If anything in the nature of the land causes an improvement in the crops, I do not see why the tenant should claim that.

44,686. You say there is very little land that cannot be worked out; but it can only be reduced to a certain condition; no man can absolutely exhaust it, can he?—He can impoverish it very much.

44,687. Sir John Lawes' opinion is that there is a standpoint beyond which you cannot lower it?—He can impoverish it very much.

44,688. He can impoverish it, but the land which has been growing wheat for 45 years in succession has been reduced to a normal standard, and is not reduced any further by continuous corn-growing, is it?—No.

44,689. Therefore, there is a point beyond which the worst tenant cannot impoverish?—I think the "inherent capabilities of the soil" is a vague phrase, but if there are any inherent capabilities they ought to belong to the landlord.

Free sale and cultivation.

44,690. Then Mr. Lander was in favour of giving by law to a tenant complete freedom of cultivation and sale of produce?—Yes, and I am in favour of that.

44,691. By law?—Yes.

44,692. In the case of existing tenancies?—Of course existing tenancies are governed by the contracts which have been already made. I do not think you can make such a thing retrospective.

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44,693. Mr. Lander distinctly stated that he wished this to apply to cases where tenants had taken farms under a restrictive agreement, without any other revision of the term?—I do not think it is fair to make a law to apply retrospectively to anything, unless the State is prepared to give compensation.

44,694. If you give this freedom of cultivation and sale of produce, how would you protect the landlord from a scourging tenant?—I should modify what I said by allowing the landlord to retain power in the last year of the tenancy to prevent the free sale of produce. He could protect himself also by insisting that the land should be left perfectly clean at the end of the tenancy.

44,695. That is a protection on paper, but would it not fail where the tenant is bankrupt or reduced to a very low limit?—The landlord would take his corn crops and his hay. He could reserve that at the last year of the tenancy; I think that is quite necessary.

44,696. Do you think he could secure himself in that way?—He could secure himself at any rate as far as the crops are concerned. As to the cleanness of the land that would be a more difficult thing, and he would have to look after that year by year, of course; but if he looked to his estate he would very soon see if the land was getting foul, and he would caution his tenant.

44,697. Then with regard to compensation for manures, Mr. Lander was in favour of a fixed scale applicable to the whole country; do you think that is practicable?—Artificial manures?

Scale of compensation for manures.

44,698. Manures under the Act, including feeding stuffs?—No; I do not think you can make one rule for the whole of the kingdom.

44,699. It would depend very much upon the nature of the stock and the application of the manure and the time?—Quite so; whether it is fed on the land, whether the dung that is made from it is carted away, and a variety of things. I think you must take every case on its own merits.

Consumption of home-grown corn.

44,700. Would you be in favour of giving some compensation for home-grown corn?—Yes, certainly.

44,701. Would you extend the classes of animals by whom that corn was consumed so as to include horses?—Yes, I do not see why they should not be included; they are mostly on the farm.

44,702. Would you take all horses?—I should take all farmers' horses; all horses legitimately working for farmers.

44,703. All horses legitimately employed on the farm?—Yes.

Technical instructio

44,704. (*Mr. Whitehead.*) Speaking of Mr. Smith's lectures on fruit culture and gardening, to what class of persons are they directed?—To the industrial population almost entirely, I believe.

44,705. Not to the farmers?—Farmers probably join the classes, but the labourers and the gardeners form the larger proportion of them.

44,706. Have they been satisfactory and well attended?—They have been very well attended, and much appreciated, I believe.

44,707. The dairy lectures have not been satisfactory, I gather?—They have not been so satisfactory as I could have wished. They have not been attended so well as the stock and horticultural lectures, and we are not continuing them this year for that reason.

44,708. Not because you have not money enough on account of the allocations to county purposes?—No.

44,709. But because of the want of interest in them?—There is no great demand for them.

Pedigree stock.

44,710. You were speaking of the pedigree stock which you breed; has there been a falling off in the prices of pedigree stock?—Very considerably; both in Herefords and in the sheep that I am interested in, Shropshire sheep.

44,711. Is that owing to the depression in agriculture in this country, or to the want of competition in foreign countries?—I think it is owing to the two causes. The foreign demand has fallen off very greatly. The English farmers generally were stimulated by hearing of the high prices made of pedigree stock, so they rushed into pedigree breeding, without having the

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same high class of animal that breeders who had paid every attention for years and years to it had in their pedigree stocks. The consequence was they flooded the market with inferior pedigree animals, and the home demand for good stock was diminished by this extra supply of indifferent stock, which was taken up by men who wanted cheap things and who would have cheap things.

44,712. The reputation of English pedigree stock has fallen off in foreign countries, has it not?—It is the money in America I think that has fallen off.

44,713. Has there been much exportation that you know of to Argentina?—There is a little exportation of Shropshire sheep and Herefords. We are not popular there; they are taking the shorthorns out more, and the Lincolns.

44,714. (*Sir Nigel Kingscote.*) Do many of yours go now?—Very few.

44,715. (*Mr. Whitehead.*) Are the Lincolnshire sheep going to Argentina?—The Lincolns are going there, and I have sent about a dozen Shropshires this year.

44,716. Are the Herefords popular in America?—No; they have had their boom, and it has died away. Whether it is the money that is scarce, or the breed that is not appreciated, I cannot say. I think the condition of their financial affairs has checked the American demand for our pedigree stock very much.

44,717. You would not say that the increase in the breeding of pedigree stock in this country would be a remedy for the depression in agriculture?—I am afraid not, although it has mitigated its severity in exceptional cases in the past.

44,718. Could it be adopted as a general remedial measure?—No, I think not.

Rates.

44,719. (*Mr. Dalton.*) You spoke of paying 73*l.* a year in rates for your farm last year, I think?—Yes.

44,720. Does that include the voluntary school rate?—Yes, that includes everything.

44,721. It comes to about 1*s.* 6*d.* in the £, I think?—Yes. My rates are especially low; that is due in a great measure to the management of the poor law union in which I live.

44,722. In Shropshire as a whole they would be low generally, would they not?—I think they are fairly low. My union embraces the borough of Shrewsbury; so you see we are urban as well as rural, and notwithstanding that our rates are low.

44,723. You think that if any relief is given to ocal taxation, it should go to the agricultural land and not to the towns?—I think the agricultural land should have a fuller share than it has received at present. I quite admit that the owners of real property, whether it is of houses or of land, are paying the local taxation where personalty escapes, but I say as between houses and land that land requires more consideration than the houses.

44,724. In urban districts, as a rule, the rates are of course very much higher than in rural districts?—Yes.

44,725. And have increased to a greater extent of late years?—It is true that in urban districts the rates are higher in the £, but they are very much smaller in proportion to the income derived by the people occupying houses as compared with the income derived by those occupying farms.

44,726. Take the majority of the population in an urban or a rural district—the working classes; the rent they pay for their houses is much lower in a rural district than it is in an urban; and the urban rates are a very great burden to that class of ratepayer, are they not?—Are you referring to the labouring population?

44,727. Yes; who form a very large proportion of the population?—In the country the labouring population do not pay rates as a rule.

44,728. They practically pay no rates, and they have a very low rent; but in an urban district they would pay a high rent, and that rent would be enhanced by the fact that there were high rates paid either by the owner or by themselves?—I am afraid I can hardly answer that question from personal experience, but I expect that large sections of cottage property in the towns are free from rates under the Commuting Act.

44,729. Not free from rates. The owner pays the commutation, but he no doubt takes care that he gets it back in his rent?—He may get it back in his rent, it is true; but they do not pay rates directly.

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44,730. The rates are a great burden, you will admit, to places like the East End of London, or other places similarly situated?—I quite agree that rates fall unfairly, both on urban property and on real property; but I say the unfairness is more out of proportion on land than it is on houses; because the income derived from land is so very much smaller than that derived by people—tradespeople especially—occupying houses.

44,731. Have you any remedy to suggest?—My idea is, that land should be exempted from local rates entirely as land, but let the houses be charged. Land is really the raw material from which we produce the food required for the country. The food that is imported into this country is free from all taxation; and although I am a free trader, I think it is perfectly consistent with the tenets of free trade to raise such taxes for revenue purposes.

44,732. Take your own union. Would you exempt the land altogether from contributing, say, to the highway rate?—I would to all rates. I should allow the dwelling-house to be assessed; or perhaps it may be right to levy the rates in the same way that we do the sanitary rate—on one-fourth of the value of the land.

44,733. You would admit that the expenditure of the highway rate upon the roads adds to the value of the land, and that the land would be worth, in out-of-the-way places, very little without roads?—Then the highways are equally useful for the public.

44,734. I am not saying that the public should not contribute to them too; but I understood that your proposal was to exempt the land from them?—I would exempt the land and charge the farmhouses; or I would charge the land with one-fourth, which would, perhaps, be a more easy method of making the assessment. That would lighten the burden on land to the extent of three-fourths.

44,735. (*Captain Owen Thomas.*) Are you a landowner as well as a tenant farmer?—No, I am an occupying tenant.

44,736. You do not own land?—No, I have no landed property.

Fall in prices.

44,737. To what extent have the prices of agricultural produce fallen during the last 20 years?—They have fallen very largely. In the six years ending 1875, wheat was 50*s.*, barley 39*s.*, and oats 25*s.* a quarter; in the six years ending 1893, that is about 20 years later, wheat was 31*s.* 4*d.*, barley 27*s.*, and oats 18*s.* 6*d.*; in the present year, wheat is 20*s.*, barley, 21*s.* 8*d.*, and oats 13*s.* 9*d.* The fall in the 20 years I have estimated at 60 per cent. in the case of wheat, 49 per cent. in the case of barley, and 48 per cent. in the case of oats. The fall in meat is not so large as that, but it is very considerable. We have not statistics which will enable us to get at the fall in meat in the same way as we have in the case of cereals.

Reduction of rent.

44,738. Rents, of course, have not been reduced in proportion to the fall in prices in any case that you know of, I suppose?—Of course they have not been reduced 60 per cent., and 49 per cent., and 48 per cent. in the same way that the fall in particular cereals has occurred. But I do not think you should take simply the figures I have just given. You must take the whole produce of the farm, and see how much the diminution in the entire production is, and how much is the diminution of rent in order to see what the percentage should be. I could tell you that in respect to my own farm. I think in the last 20 years my returns have fallen 1,300*l.* a year, and my rent and rates have fallen only 300*l.*

44,739. You must have been making enormous profits 20 years ago?—No. I have been making very big losses lately.

Losses from farming.

44,740. How long will you go on making losses at the same rate that you are doing now?—I cannot go on making losses at the same rate as I am doing now, or else I shall be in the Bankruptcy Court in a few years. That is one of the unfortunate phases we are going through.

44,741. Are you satisfied with the reduction you have had in your rent?—No reduction of rent will recoup me for my losses during the last few years. If the rent was all taken off I should have done no good, that is the real position we are in now. You may naturally say, Why do you go on farming under

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those conditions? But sentiment comes in. If I had given up farming shortly after the period I began, I should be very much better off now than I am. But when you have been born and bred on a place, and have lived in that place all your life, which is practically in my case a freehold, absolutely as good as a freehold, except for the rent I pay, it is rather hard to tear yourself away from your old surroundings, and your position, and your business, in which you have taken a delight. There the sentiment comes in. But there is no other solution of the matter in such cases as mine; I have but to go on longer under the same circumstances to be obliged to go.

44,742. (*Sir Nigel Kingscote.*) If you had to go out now, you would have to go out at a very great loss as regards the live stock?—Yes, quite so.

Labour.

44,743. (*Captain Owen Thomas.*) So land in future will pay no rent, and naturally, by what you say, farmers cannot go on, even if they can get the land for nothing?—The only other way in which I see that an alteration can be made in such cases as mine, that is, on large farms, is by the reduction of labour, which means a change of system. Labour is hurting us more than rent; there is no doubt about that. Personally, I have got a very good lot of labourers, and we have worked harmoniously together; the old ones have died, and their children have come on, and we have all worked together very well; but it is the labour bill that is eating up the profits of the farm more than the rent, and in a greater proportion than the rent.

44,744. Is it a greater proportion than the rent?—Yes, it is, because the rent has fallen 22½ per cent. and the labour has not fallen at all. In fact, the labour has risen in the sense that I showed you, namely, that labour-saving appliances have been brought into operation, and grass land has been laid down in addition.

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Remedies.

44,745. Have you any remedies to propose for this depression?—No. I do not see any royal road which is practicable by which we can relieve agriculture, except the only hope one has that the natural operation of supply and demand will increase prices. It is the low prices that are killing us, of course. I do not think it is within the range of practical politics to impose any of those drastic remedies which are sometimes recommended, such as Protection; neither do I know that that would be good for the country itself, as a whole.

Tax on flour.

44,746. (*Sir Nigel Kingscote.*) Would you like to see a tax upon flour?—I think if you begin to tax one commodity you must go all through. I do not think it is within the range of practical politics.

Cattle disease.

44,747. As regards cattle disease, do you approve generally of the steps taken by the late Privy Council and now by the Board of Agriculture to stamp out disease?—Undoubtedly; the action of the Board of Agriculture supported by the Acts of Parliament which were passed some time ago has removed the disease from the country.

44,748. And that has been a very great boon?—A great advantage to the agricultural interest generally.

Marking of foreign meat.

44,749. (*Captain Owen Thomas.*) Are you in favour of marking foreign meat?—Yes.

44,750. (*Sir Nigel Kingscote.*) You would, I presume, in some way mark all foreign produce, margarine, for instance?—Yes, everything should be sold under its true designation.

44,751. (*Captain Owen Thomas.*) Have you any particular method to suggest for marking meat?—No, I think the most practical way to settle that matter is to have the meat sold in shops specially devoted to the sale of foreign meat, and to compel vendors of foreign meat to take out a licence to sell it.

The witness withdrew.

Adjourned to Thursday next at 12 o'clock.

Eighty-fifth Day.

Thursday, 4th April 1895.

PRESENT:

VISCOUNT COBHAM IN THE CHAIR.

Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, ESQ., C.B.
CHARLES ISAAC ELTON, Esq., Q.C.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq. } *Assistant*
ALAN MACKINNON, Esq. } *Secretaries.*

Mr. MALCOLM JAMES ROWLEY DUNSTAN re-called and further examined.

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(*For previous evidence see page* 343.)

Farm schools.

44,752. (*Viscount Cobham.*) What kind of agricultural instruction would you give in the farm schools that you contemplate?—It would be a practical instruction. I rather agree with Mr. Druce, who, I believe, has given evidence before this Commission, as to the difference between farm schools and school farms, that is, as to the advisability of the farm school, and the inadvisability of the school farm. I would contemplate in a farm school a place where the teaching of farming is the chief point, and where the pupils are taken for a period varying from six months to two years, and are taught the whole business; the farm being conducted on business principles, not as a model farm, but as a business farm.

44,753. With a particular view to dairying, or to farming generally?—With a view to general agriculture; if necessary one could specialise in dairying.

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44,754. These schools, as I understand, would be intended chiefly for farmers' sons?—Yes. I would intend them to take the boys as they come from the agricultural continuation schools. The continuation schools would feed them, and the continuation schools, in their turn, would be fed by the elementary schools. I would consider these farm schools to be what you might call the end of that system; the education beginning in the elementary schools, passing through to the continuation schools, and then finally ending in the farm schools. They would deal with the class of small farmers, and, possibly, with labourers' sons.

44,755. Would the schools be within the reach of the agricultural labourers?—Yes; there would be scholarships, I suppose.

44,756. The ages of the pupils would be between 13 and 17, I think you have told us?—Yes.

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44,757. And the same education would be given to labourers' sons and to farmers' sons?—In that respect, it would be the same for both the labourers' and the small farmers' sons. I think the most important step is certainly the first one, namely, to give the boys, before they leave the elementary schools, some elementary notions of the principles of farming. I do not say that you should make the education there at all a final one; but simply that you should give a tendency to learn further to the boys, and that you should give them an interest in their future work. That I am sure can be done through the Education Department.

Agricultural education in Ireland.

44,758. Is the Irish system very much what you have been describing, in the main?—Yes, it is in the main. It consists in establishing in country districts, schools for which agriculture is, you might say, a definite subject, a necessary subject of education. Those schools are inspected by an inspector, who inspects as to the theoretical knowledge, and as to these schools a small farm of five or six acres is attached, he also takes the boys who have satisfied him in theoretical knowledge out on to the farm, and examines them in practical knowledge; and in that way arrives at some notion of the efficiency of the schools. Of course, in this country the number of small farms is nothing like the number of small farms in Ireland; so the system would have to be modified to meet the requirements of this country; but I think a certain course in the teaching of principles, which you might call elementary science, should be a necessary subject in the rural districts. I

Training of schoolmasters.

think the schoolmaster himself should be trained at the training schools, such as that which exists at the University College, Nottingham, where all subjects apparently are taught to the man who is going to be a country schoolmaster, except the subject in which his scholars are bound to be interested, namely, agriculture; and the schoolmaster goes out from the Training College with absolutely no knowledge whatever of the principles of farming.

44,759. Would you make the University Colleges generally available for farmers' sons?—Yes, for the higher class of farmers' sons. That would be the final part of the education of boys who began in the county grammar schools. I mean the endowed schools.

Instruction at Nottingham University College.

44,760. Does the Nottingham college provide this instruction?—Yes; we have a two years' course of instruction there for farmers' sons and such like. We have about 16 students now.

44,761. Wholly devoted to theory?—They are wholly devoted to theory for seven months in the year, and the other five months of the year are spent in practice; the students have to pass the remaining five months on a farm which is approved by us, and they have to show at the end of that time a certificate that they have passed the time in practical instruction.

44,762. Under what supervision are they during the time they are on the farm?—They are under general supervision by us, and under direct supervision by the farmer.

44,763. Have you passed a good many young men through this course?—Yes. This is the third year of its institution, and the numbers have been 10, 12, and now we have 16. We have scholars from Leicestershire, from Lincolnshire, and even from Cheshire.

Extension of the Nottinghamshire system.

44,764. Do you think this system can be further developed in your county?—Yes, it certainly can; the practical part of it can be more systematically developed. I am not entirely satisfied with the practical part of it now; but I hope, by the establishment of this dairy institute, we shall have an opportunity of enabling students to do their practical work under more personal supervision, and under closer supervision, than at the present time.

Theoretical and practical instruction.

44,765. Do you think that instruction is given to as many students as are likely to offer themselves?—I think the number of students who are offering themselves for next year is considerably in advance of the numbers we have now. The other counties are making scholarships tenable at University College. But I think it is a mistake in this University College to attempt to teach practice at the same time—by "at the same time" I mean on the same days—as the theory is taught. I think it is best to keep the theory distinct from the practice.

Agricultural colleges.

44,766. Do you think that the agricultural colleges and the Universities of Oxford and Cambridge should be reserved for the land-owning class and their sons?—The Universities of Oxford and Cambridge of course would deal with the higher classes, as Cirencester and Downton would. I think such colleges as Cirencester and Downton are for the best class, that is, for the class which can afford to pay the highest fees. The next class would be that reached by the university colleges and the schools with lower fees, and the other class would be reached by these farm schools. The fees with us are about 15*l.* a year.

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Scientific lectures to farmers.

44,767. Do you think anything can be done to instruct the older farmers in the scientific principles of agriculture?—I do not. I think one can talk to them, and one can explain some of the scientific truths, or one can tell them of them; but I do not think you can attempt to instruct them.

44,768. And, as I understand, lectures both for them and for the agricultural labourer have been proved to be useless?—They are of very little good indeed.

Dairy instruction.

44,769. Have you done much to train dairymaids?—In our travelling dairy schools we have trained, I think, about 500 young women in dairying; but whether these were all dairymaids I should not be prepared to say.

44,770. Still I suppose you would anticipate some improvement from the increased knowlege of dairying in all classes?—Undoubtedly.

Training schoolmasters.

44,771. You have dealt with the village schoolmaster, I think?—Yes. Of course it is in the training of the village schoolmaster where I advocate the difference. I think that in all these training colleges there should be distinct agricultural instruction given, which should form part of the instruction of the schoolmasters; so that if necessary they could reproduce it.

44,772. Did you point out in your previous evidence what should be the course of instruction for the elementary schoolmasters?—I did not.

44,773. Then will you give us a sketch of it?—I would very much go on the lines of Mr. Jenkins' report of some years ago, in which he states that the course should extend over three years, and that it should include a certain amount of teaching by agricultural lectures. I do not think that Mr. Jenkins did state what I certainly wish should be, namely, that those schoolmasters should pass a regulation period on a farm where they could see and learn the practical work. I would not have these teachers simply teach from a mere book knowledge.

44,774. (*Mr. Channing.*) What period would you take?—The schoolmaster takes three years for his training, and I would not take less than four, or five, or six months. I would take six months, say, for this agricultural instruction, passed, perhaps, in three different periods, but passed on a farm.

44,775. Six months out of the three years?—Yes.

44,776. (*Viscount Cobham.*) Wholly preliminary to his being a village schoolmaster?—Yes, in his training college course.

44,777. That would necessitate a considerable alteration, would it not, in the training college course?—Yes, it would; but those six months I have spoken of might be passed during the vacations. I think the vacation is from six to eight weeks.

44,778. Nothing of the sort is done at present, is it?—In Ireland it is.

44,779. Only in Ireland?—Yes. Teachers there go to the farm of Glasnevin, and they spend six weeks only there. I would recommend not one period of six weeks, but three periods of six weeks.

Administration of agricultural education.

44,780. Would you hand over the whole subject of agricultural education to a central body?—I should prefer it to be organised by a central body. The localities might of course be allowed to use their own discretion in the way in which they interpret it, but I think the organisation or the suggestions should be made from a central body.

44,781. And that some sort of general control should be exercised?—Certainly.

44,782. So as to secure some measure of uniformity?—Certainly.

Instruction in grammar schools.

44,783. Have you anything further to add on this subject?—I do not think anything has been said with regard to the teaching in grammar schools such as you get in places in our county, like Newark and Mansfield, which are country towns. Although these schools are attended by a great number of farmers' sons, there is not a single part of the curriculum which appeals directly to

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them at all I would suggest that in all those grammar schools there should be, we will say, an hour a week—that would be quite enough to give a certain amount of interest in the subject—devoted to a class of boys who are probably going to make their livelihood out of the land. That is what I am trying at three schools in our county. I send a lecturer only once a week who gives a lecture on general farming to those boys—there are about 12 or 14 in each school—who are going to make a living out of the land. I do not say that they get necessarily any education by it, but it gives them an interest in their future work, and it encourages them to pass on to some higher and more systematic course of instruction.

44,784. A good deal has been done in some grammar schools in this direction, has it not, but not in your county?—Not in our county at all. The farmers themselves have complained to me that their boys learn Latin and Greek, and Mathematics, and all the various subjects of an ordinary school education; but that they learn absolutely nothing bearing on their future life or on their present life.

44,785. Have the county councils offered no part of their grant to the grammar schools?—None whatever in our county.

44,786. Then the fault may be said partly to lie with them?—Partly, but I do not think that the head masters of the schools are very anxious for it. I think the head masters of most of our grammar schools have the belief that Latin and Greek are very good things for farmers' sons, as they are for the ordinary boy. I certainly think that you could get up a great deal more interest by teaching some more technical subject to such boys as require it. We have been approached by grammar schools, to aid science teaching in those schools, but not science teaching as bearing upon agriculture.

Training of schoolmasters.

44,787. (*Mr. Gilmour.*) How would you propose to fit the present parish schoolmaster for assisting this elementary training; what would be the best plan?—I should let him attend lectures on certain subjects at the nearest centre, and then insist on him spending a certain time on one of these so-called training farms, so as to be able to pick up a knowledge of the practice.

44,788. In England, generally, are the present schoolmasters to any extent interesting themselves for teaching elementary agriculture in their schools?—In the night schools they are to a certain extent, but in the day schools they are not at all.

44,789. It is not part of the routine I know, but are the teachers fitting themselves to teach these evening technical classes?—They are fitting themselves to teach, but very few of those who are fitting themselves, I think, intend to teach.

44,790. What use, then, do they intend to make of their knowledge?—I think, if I may be allowed to say so, that a great many of the elementary schoolmasters who attend these courses attend for the purpose of getting an extra certificate; whether they make use of that certificate or not, for the purpose of teaching is an open question, but there is a desire on the part of the elementary schoolmasters to get another certificate—it does not matter what it is.

44,791. But without the time spent practically on the farm as a finish, you do not consider that his going to these classes, at a University college, say, are of very much use to the parish schoolmaster?—I do not think they are useful to him for teaching. I do not think he could teach with the authority he would be able to claim if he went through a practical course.

Nottingham Agricultural College.

44,792. I think you have said that the fee for this Agricultural College at Nottingham was 15*l.*?—Yes.

44,793. What does that cover?—It covers a course of instruction in agriculture and agricultural chemistry, veterinary science, dairy instruction, agricultural economics, farm book-keeping, drawing, chemistry, mechanics, engineering, workshop practice in wood and iron, botany, zoology, and entomology.

44,794. How about the board of the students of that class?—They lodge in the town.

44,795. That is their own look-out?—Yes, it comes to about 14*s.* or 15*s.* a week.

44,796. Do they remain with you about three years?—Two years.

44,797. (*Mr. Clay.*) I think your idea of teaching the agricultural young man is to have more of the practical than of the theoretical?—Yes.

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Theoretical and practical training.

44,798–9. Although there is not a farm actually belonging to the Cirencester college, would you think that the pupils in that college who have the liberty to go over a farm which is managed, and well managed, by Messrs. Swanwick—I think that is the name—would you think that such a farm would meet your views as a practical training ground?—As far as Cirencester is concerned it would meet my views, certainly. I think that is all that is necessary there.

44,800. It has often struck us in Scotland that wherever there is an agricultural college, there should be connected with that college a farm where the lads could go out and see practical farm work, and perhaps work upon it; would that be on the same line?—Yes, but I am not altogether in favour in University Colleges of mixing up the practical with the theoretical work in a course of instruction. I should prefer that they should either do their practical work before they come to us, or else in the vacations while they are with us, or else after they leave us. I think, if I understand you rightly, you mean to have a farm, we will say, quite close to the college, where the students would go out, perhaps in the morning and do work on the farm, and then come back to the college and hear lectures in the afternoon, and such like.

44,801. That is my idea, so that you could combine the theoretical and the practical together?—I do not know what your experience is, but I find that if boys have been at work all the morning, when they come back to lectures in the afternoon they are not, as a rule, very attentive; and that a hard morning's work usually makes boys unfit to receive theoretical instruction in the afternoon, or *vice versâ*.

44,802. You may take the theoretical work in the morning, when they are wide awake, and go to the farm in the afternoon?—I think it is the mixture of the two which is not satisfactory. I think it is better to keep them distinct, and to do the one at one time and the other at another time.

44,803. Do you think that would not be a waste of time in a person's life?—I do not think so; the same time is spent either way, and it is only a matter of detail in what order it is taken. According to one plan, you mix the theoretical and practical on the same day; but, according to my plan, you would do it at two different periods of the year.

44,804. At what period would you teach the theoretical?—We will say, take the theoretical course one year in the winter and the next year in the summer, and the practical course one year in the summer and the next year in the winter.

Instruction in Canada.

44,805. Have you had any experience on some of the Canadian farms?—I have had no experience except from reading accounts of them.

44,806. You have not been there?—I have not yet been there; I am hoping to go there some year.

44,807. Do you know that there the combination of the theoretical and the practical is very successfully carried out?—Yes.

44,808. Do you know that the boys there, many of them belonging to the poorer class, get a certain wage for the piece-work that they do?—Yes; and the same in France.

44,809. (*Viscount Cobham.*) As I gather, the main argument in favour of the system you recommend is that it would be much more easily carried out?—Yes, it would be much more easily carried out. The organisation is very difficult. I know it is done with a lower class of instruction, and I would advocate it where you would give the boys perhaps an hour a day at their books, and then let them spend the rest of the day in practical work; but in a longer course I would not recommend it.

44,810. (*Mr. Clay.*) The system in Canada has turned out very good men, who, if they had not been paid for their actual practice, would not have been able to put down the fees for their theoretical training?—I can quite see that.

44,811. That may be a great advantage for the people who are working up?—Quite so.

Instruction in Denmark.

44,812. Do you think that could be carried out here?—I am not prepared to adopt that plan. I am rather of the Danish opinion. In Denmark they never mix up the practical and the theoretical; they have tried it, but they have found that it does not work. If you have a practical farm which is worked by students, you

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are either under-manned or over-manned, they say; you have either got too many students to do the labour of the farm or else you have got too few. It is very seldom you get exactly the right number. Out of all the agricultural institutions in Denmark there is, I believe, only one where the students do the practical work.

44,813. In your experience, do you find the night schools have been doing much good?—Yes, they have in our county, certainly.

44,814. Do they combine the practical with the theoretical there?—We combine the practical work in the ordinary farming operations, such as hedging, thatching, and ditching.

44,815. Would you say there is no doubt that this technical education will bring young farming lads forward, where otherwise they would never have a chance?—I certainly think so.

44,816. (*Mr. Gilmour.*) In your experience, do you consider that these students, who come to you having had practical experience first, ultimately do better; or is it better that they should come and get theoretical instruction first, and then go and get their practical knowledge?—Undoubtedly they are better when they have the practical knowledge first.

Experimental plots for schools.

44,817. (*Mr. Channing.*) Do I understand you to say in regard to the teaching in elementary schools, that you consider a plot of land for experimental work for the boys, necessary or not?—For experimental work I do not think so, but for demonstration work I do.

44,818. Do you think that can be satisfactorily carried on?—I think it could be. They have started it, I believe, in Surrey, and I am starting it in my own county myself in connexion with these district schools. We have a plot of land there, and I give a strip to each of the scholars who has to keep it clean, and to prune the fruit trees on it, and who can grow what he likes underneath the trees.

44,819. That is, you give each boy a small allotment, as it were?—Yes, we just give him a plot and he cultivates that. He grows what he likes underneath the trees—under supervision; he is taught to prune the trees and to tend the small bush trees; and so that acts as a kind of demonstration garden to him.

44,820. You do not think that the teaching of the principles of agriculture with object lessons is sufficient then?—I should prefer some more definite object lesson added, but I do not know whether it is quite practical in the ordinary day schools to carry out such a scheme as you suggest.

44,821. Would you suggest carrying out such a scheme generally throughout the agricultural districts?—I should like to see such a scheme added certainly, but the difficulties are very great.

44,822. Do you think it could be carried out economically?—No, I do not think it could be.

44,823. It would be somewhat costly?—It would be costly certainly.

44,824. It would be if you carried it out in every agricultural village?—It would be very costly indeed then; so much would depend on the schoolmaster himself.

Instruction in rural schools.

44,825. Having regard to that, would you suggest any expansion of the scale of teaching in the code?—I would suggest that everything in the rural schools should have a bearing on farming—that the reading lessons and, as has been suggested over and over again, the pictures on the walls and everything else should have a bearing on farming.

44,826. Would you give more time to it in the whole curriculum in the elementary schools?—Yes, I would make it a necessary subject in the rural curriculum. Schoolmasters now will prefer to teach foreign geography to this elementary science, because they say they are sure of a grant in the one, and they are not in the other.

44,827. Would you enlarge the proportion of time given to agricultural subjects indirectly and directly?—Yes, I would, certainly.

44,828. I notice that you have said that you consider horticulture, and market gardening, and so on, quite suitable subjects, as well as the ordinary crops?—Quite. Of course, the Education Department have recognised that in their new Code.

44,829. About the teachers—I think you said six months out of the three years would be enough?—Three periods of six weeks, perhaps, I would modify it to.

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44,830. Would you select those according to the seasons of the year?—Yes.

Training schoolmasters.

44,831. So as to give the greatest amount of experience in the actual processes of agriculture, I suppose?—Yes, quite so.

44,832. Do you think that such a small amount as six months out of the three years would give the necessary practical experience?—I do not think it is really sufficient to give a thorough knowledge of it, but I think it is all we could expect the schoolmaster to give up out of his time. I think it is a compromise between what he should do and what we can do.

44,833. That is all you could get out of the three years?—I think it is all we could expect to get.

44,834. Taking the average schoolmaster, do you think he would be able to get out of that, the sort of instruction you contemplate?—Yes, at any rate very much better than he can at present from mere book learning.

Syllabus of Nottingham University College.

44,835. Are you laying before the Commission any syllabus of your new scheme?—This is the syllabus (*handing in syllabus*) of the University College, Nottingham, scheme. My own syllabus is out of print and is not yet reprinted, but I should be glad to lay copies before the Commission.

44,836. (*Viscount Cobham.*) I see that this deals with a good many subjects?—It deals with the whole of the subjects connected with agriculture. I will send you our scheme of county agricultural education if it is of any interest to the Commission.

44,837. I think we should like that?—That would include most of the suggestions that I have made before the Commission.

44,838. As I understand it, the syllabus you are going to put in is with reference to instruction at the farms of which you have been speaking?—Yes.

44,839. And that will be ready in time?—That will be ready in about four or five days. It has been before the Conference and I have the proof with me.

44,840. We shall be glad to have that, too?—I will send it.

44,841. (*Mr. Elton.*) I see you include in the syllabus botany; when you talk about the lectures to be given in the ordinary schools you are probably including botany in relation to agriculture?—Yes, we should include a general course.

44,842. Book-keeping also, I think you said?—Yes.

Agricultural book-keeping.

44,843. With a view to agriculture?—It would be agricultural book-keeping.

44,844. Of course that is very much required, because farmers do not keep accounts much?—That is so. They have some reasons for not keeping accounts. A farmer once said to me that he did not know that he would make any more profits if he did keep his accounts; he thought that he would be simply able to show that he had made a loss and would still make it.

44,845. As regards the teacher, learning how to keep agricultural books would be useful to him, whether he was engaged in a town or in the country?—Yes.

Training of schoolmasters.

44,846. Some of these other subjects—I only ask for information—would not be very useful to those who are going to be engaged in town schools?—I am speaking with regard to training colleges. Of course it would be optional for a man, when he joined a training college, to take agriculture or some other subject.

44,847. I thought they were all to learn it?—It might be quite optional, but, even in the case of a town schoolmaster, I think a little knowledge of agriculture would do him no harm, even if made compulsory.

44,848. Certainly not, but he has got to pay heavily for it in time; he has got to pay six months out of his three years?—Yes.

44,849. I suppose that more than half the masters in England would not be concerned with rural subjects when they came to the business of their lives?—That is rather a big proportion, I think; it is not quite half.

44,850. The town schools are more numerous than the country schools?—Yes, but there are so very many

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country schools. I should be inclined to make that an optional part of the course. I have not actually thought out that part of the subject, but it would be quite possible, I think, to work it into the scheme so that the town schoolmaster should not suffer.

44,851. I quite see that, and I thought you would say that, because it is obvious that there would have to be some provision made for that?—Quite so.

44,852. A man who had selected London for his career, and meant never to go outside the London Board Schools, would not find it of much good to him to know all about cornfield weeds?—No.

Instruction in rural schools.

44,853. Of course in the village schools a very large proportion of the scholars would never get to these subjects; they are very small children, and not many of them get into the higher standards?—They would never get into some of the subjects in which the schoolmaster had received instruction, but the schoolmaster would teach such a subject as elementary science, which would be agriculture or farming in another form; he would teach that in a day school as a compulsory subject, and he could bring much of his information to bear upon those teachings.

Training of schoolmistresses.

44,854. I think so; I think he could bring it down to the level of very small children?—Yes.

44,855. Do your remarks apply to schoolmistresses as well as to masters?—The schoolmistresses should also have agricultural training just as they have in the Belgian schools. There the schoolmistresses have a definite training; they are trained more in the womens' part of the work such as dairying and such things; I mean the women's part of the work.

Mansfield Grammar School.

44,856. You referred to the modern grammar schools and you mentioned Mansfield; you said apparently that there was no scientific instruction given in them bearing on agriculture?—That is so.

44,857. No botany, do you mean?—The connexion between botany and agriculture is never shown. There is no provision for any agricultural teaching there at all.

44,858. When I mentioned botany in connection with agriculture, of course I have in my mind chiefly the weeds?—Agricultural botany?

44,859. Yes?—There is none at all.

Newark Grammar School.

44,860–6. Newark, I suppose, is the same sort of place?—Newark again has just been re-constructed. It used to be one of the old Greek and Latin classical schools; now it has been taken over by a more go-a-head master, and he is converting it into a modern school.

Acquisition of experimental land

44,867. One of the great difficulties in your perfected scheme, of course, naturally, is the acquisition of land for experiment and demonstration?—Yes.

44,868. That difficulty was settled in Dublin by their finding the land in Glasnevin, which is close by?—Yes, and it settled itself in our county by founding this Dairy Institute Farm.

44,869. What is the case in Surrey?—It will have settled itself there at Wye.

44,870. Wye is not in Surrey?—No, but the Wye Agricultural College will do for that district.

44,871. At any rate that would be a county where there would be not much difficulty in getting land?—No difficulty, I should think.

44,872. You do not think there is a very pressing difficulty, but, of course, in any particular town you might have to go some distance outside?—Possibly.

Peripatetic teachers.

44,873. (*Mr. Channing.*) Have you seen the teaching of science by peripatetic teachers in Birmingham; are you acquainted with that?—No, I am not.

44,874. I was going to ask you whether some of the dangers which Mr. Elton has drawn your attention to would not be removed by having a more highly trained agricultural teacher who would go about from school to school?—It might well be done. The London School Board has been doing it in the same way; Mr. Gordon, I believe, has been employed by the London School Board. That method certainly would meet the case.

44,875. And perhaps in some respects would meet the difficulties of teachers who perhaps did not contemplate going in for agricultural subjects or going to agricultural districts?—Yes, it would meet their case well, and we should be inclined, if we were allowed, to do that ourselves now in the day schools.

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44,876. Are you encouraging that in your scheme now?—I should certainly encourage that peripatetic teaching, but of course our hands are tied with regard to the day schools, and we can do nothing with regard to them.

44,877. Do you think that it would work out well in practice in the elementary schools to have a teacher coming round once a week?—You would require to have a good number of teachers, because the schools are so widely scattered. I should think five teachers for our county would do the whole, or possibly fewer—possibly four teachers would work the whole county.

44,878. You would not have more than that?—It would be very much better to have more.

44,879. Would it be necessary to have a day a week for these subjects?—I should think four hours a week would be sufficient for these subjects.

Inspection.

44,880. (*Viscount Cobham.*) I forgot to ask you how you would provide for the necessary inspection and examination of the teaching?—That would be by a special inspector, just as Professor Carroll is now in Ireland; his special work is to inspect the agricultural part of the teaching.

44,881. Organised under the Central Department?—Yes; and inspected as the higher branches are inspected now.

44,882. Would the elementary schools be inspected also?—No. Our inspection at home is at present confined to higher education, and in the day schools the ordinary Government inspector takes all the subjects. For this subject I would have a man whose speciality is agriculture.

44,883. I think you are prepared to give us some evidence about Danish farming?—Yes.

44,884. You spent some time in Denmark, did you not?—Yes, I was about six or seven weeks altogether in the country.

Farming in Denmark, Sweden, and Norway.

44,885. And that time was devoted to investigating the subject of Danish farming?—Yes, I investigated the general systems of agricultural education in Denmark and in the south of Sweden and Norway, and generally the methods of farming there, as far as I could judge.

Co-operative butter-making. Description of system.

44,886. What is the system generally under which this large quantity of Danish butter is produced and exported?—Entirely co-operative. There are three systems of co-operative dairying—either the farmers themselves form the co-operation, which is of course a true co-operation, or else a limited company builds the factory, &c., or else a single individual does it. Of the three methods the only one that was really satisfactory was the co-operative principle.

44,887. Is that the system which prevails in Denmark chiefly?—Yes, it is.

44,888. And in the south of Sweden and Norway?—Yes, but not so much in Norway as in the south of Sweden.

44,889–90. Would you describe how it works?—A district is selected. The farmers round about who are cowkeepers are asked to co-operate. They meet together and arrange for the co-operation. Then a certain code of byelaws is drawn up and the capital is subscribed by the farmers themselves.

44,891. Without assistance from the State?—Yes. That is one of the most important parts, I think, of the co-operative principle, that the capital is supplied by the people directly interested in the concern.

44,892. Can you state what amount of capital is required for an average-sized district. What would an average-sized district be to begin with?—It would cover a radius of about three miles from the factory.

44,893. And what capital, roughly speaking, would be required for such a society?—About 500*l.* to 700*l.* will start the factory.

44,894. Would that capital be entirely required for the building and the equipment of the factory?—Yes, I think that is about the amount.

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44,895. Do the farmers send in their milk under strict regulations?—Yes. If the milk is sent in a dirty churn the farmer is fined. If the milk has a bad flavour he is fined again, and if there is any disease in his herd he is fined severely if he has not given notice of it.

44,896. If the milk is in any way below standard is it returned?—He is paid according to the quality.

44,897. Do they use up all the milk that is sent?—Yes, but the man only gets the money for the amount of cream or fat, as the case may be, which is contained in the milk.

44,898. The feeding of the cow is under strict regulations, is it not?—Yes, it is; certain foods are essential, and others are partially prohibited.

44,899. Do these regulations vary according to the districts?—Yes, they certainly do vary according to the districts. They vary within certain limits, but the whole tenor of them is about the same.

44,900. Can you say what that is?—As a rule, they require the use of a certain amount of the artificial food which one has in stock through the winter. I think in some factories one has to show that a pound of rape cake has been used per cow per day right through the winter, and the feeding of Kohl rabi and turnips is forbidden except under certain conditions, and if the milk is at all flavoured by them then the farmer has to lose by it.

44,901. Is rape cake the only cake allowed?—They use a certain amount of cotton cake, but rape cake is supposed to give a certain flavour to the butter. In connexion with some of the factories I visited some of the farmers who supplied the milk, and they informed me that they gave rape cake in order to flavour the butter.

44,902. Do you agree with that?—I certainly agree that in England the rape cake flavours the butter, but I do not think that is an advantage, according to my experience of rape cake.

44,903. Is there no artificial feeding during the spring and summer?—No. The three essentials, I think, for co-operative factories to be a success, are, first of all, that the farmers themselves who supply the milk should supply the capital; secondly, that the farmers who supply the milk should take back the separated milk; and, thirdly, that the milk should be paid for according to quality. I think unless you get those three conditions you are not likely to make co-operating dairying a success. I have had some experience of it myself, and we broke down at the first step, that is, the farmers did not see the necessity of the point of supplying the capital themselves, and of course if the farmers do not supply the capital themselves it becomes an outside trading concern, and you are merely trading with a capitalist.

44,904. The finding of the capital must be a considerable difficulty in any case?—It merely means a matter of about 1*l.* or 30*s.* per cow to a farmer.

44,905. It is done, at all events, by the Danish farmers, who are poor men as a rule?—Yes, it is done. The farms are of course very much smaller than ours, and the number of cattle kept are not quite so many, but undoubtedly they find the capital themselves.

44,906. The factory must be built and managed on strictly economical principles, must it not?—On the most economical principles.

44,907. (*Sir Nigel Kingscote.*) About what number of cows does each farmer keep?—They vary. I have come across farmers sending to the factory who have from one cow up to 50.

44,908. Fifty would be a large herd, would it not?—Yes, it would. I think the number varies between one and 50. The point of taking back the separated milk is an important one; that is where a good many factories which have been started in England have failed.

Use of separators.

44,909. (*Viscount Cobham.*) Is a separator of the best description always used in Denmark?—Yes. Curiously, although it is a Danish industry, and the Danes are not very good friends with the Swedes, they use almost entirely Swedish separators.

Character of dairying.

44,910. What is the character of the pasture and climate in Denmark, how does it compare with ours?—There is really no pasture in Denmark, there is no grass land in Denmark, it is entirely a system of arable dairying. I asked one of the greatest authorities in Denmark as to the character of the pasture, and Professor Segelcke compared the land of Denmark to the county of Norfolk. He was well acquainted with England and English farming, and he said Denmark to him resembled the county of Norfolk more than any other country in England.

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44,911. In point of climate?—In point of climate and of land.

44,912. There is very little dairy arable farming in Norfolk at present, I think, is there?—Very little indeed.

44,913. Do you agree with your informant that it may be introduced there?—I certainly think it might be introduced there.

Farmers' mode of life.

44,914. Did you actually live on any of these farms and see their mode of life?—I stayed at Dalum near Odense for a little time with a son of a small farmer, who was teaching at the Dalum school. He had been a farmer in his time when he was younger, and his father was still a farmer. I could see their mode of life. They do the whole work of the farm almost entirely themselves. The holdings are small, and the farmers and their families do the whole of the work.

44,915. Paying no wages?—Not a great deal of wages on the whole; but more wages of course in hay time.

44,916. I mean that they do not pay wages to their family?—No; the family simply live on the land.

44,917. Do they live comfortably?—Yes; according to continental ideas, they are very comfortable.

44,918. They seem to be fairly well to do at present?—They complained very much of the depression; but they certainly seemed very comfortably off. Of course the standard of living is not so high in Denmark as it is in England, and they are content perhaps with less.

Wages.

44,919. Have not the wages which they have to pay largely increased of late years?—Yes. These are the wages of agricultural labourers employed on the farms, according to the statistics I got in Zealand:—Young men from 15 to 30 years of age, who lived on the farms were paid from 10*l.* to 14*l.* a year, that included their food and everything. These young men generally live with the family in the farmhouses; whilst the older married men, who do not live in the house, are paid wages ranging from 10*d.* to 2*s.* per day according to the season, and are provided with food. The average size of a farm is about 30 hectares (75 acres), a farm of 60 hectares (150 acres) on good soil being reckoned large. There are, however, some farms in the best part of the country of from 600 to 1,500 acres. I saw a considerable number of farms of from 2½ to 50 acres.

44,920. I presume their profits have been somewhat cut down by the rise in wages?—Yes.

Competition with Danish butter.

44,921. Do you think there are other considerations likely to affect this great export trade?—What the Danes viewed with the greatest alarm was the increasing imports of Irish butter, they looked upon the Irish butter as their most serious competitor, I think.

44,922. Not Australian?—The Australian butter really was not being exported in very large quantities, when I was there two years ago. They looked upon the Irish butter as their chief competitor.

44,923. Do you think there is a somewhat narrow margin of profit then?—It is very narrow; if there was not a very large turn over in these factories, profits would vanish.

44,924. So that, if there is any large increase of the import of cheap butter from America, or the colonies, or Ireland, very likely the margin of profit might vanish and the trade disappear?—Yes, it is quite possible; it is so very near the border line now.

44,925. Do you think they have brought their system pretty nearly to perfection?—I think they have for their purposes, that is for export purposes.

Character of the cows.

44,926. Do you consider the cow could not be considerably improved for butter purposes?—Certainly; the animals can be improved very largely. The animals which they use in Denmark are principally related to the old Dutch breed, and are not heavy milkers or rich milkers. I think the system of feeding could be improved. I think even with the cows they have, they

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could, by an improved system of feeding—and Sir Henry Gilbert agrees with me on that point—get very much better results, especially if the milk is bought according to quality.

44,927. Are the farmers reluctant to give up a beef animal in favour of a milk animal?—I do not think you can call the Danish cow either a good beef animal or a good milking animal—that is, looking at it from the English standpoint.

44,928. Is it a compromise between the two?—It is a compromise. You never see those animals in England; they would not be kept in England.

Milk ratio.

44,929. How many gallons of milk are required to produce a lb. of butter?—From 3 to 3½ gallons.

Skim milk.

44,930. What is done with the skim milk, do they consume it themselves?—It all goes back to the farmers, and they feed their young stock with it—principally the pigs. There have been great complaints in Denmark from the medical officers of health in the various districts of the dearth of whole milk for children. That was quite an indirect effect of the butter industry, but it was the subject of very serious complaint at one time.

Quality of cultivation.

44,931. Is their land well-managed for their own purposes?—Yes, it is. They are very economical indeed in their farming. Of course all the cattle, as one sees elsewhere abroad, are tethered, and so the amount of grass that a cow consumes is what she eats.

44,932. Could you say that the condition of the land is high?—The condition of the land is fairly high. Not many artificial manures are used. The manure is principally the ordinary farm-yard manure. The farms I walked over were, as a general rule, clean, and in a good state of cultivation.

44,933. Is the land of a high quality, and well suited for this particular industry?—It varies much, from a strongish clay down to light heathy sand. Some of the places the soil is undoubtedly favourable for this kind of farming, but in others it does not seem to be.

System of cultivation.

44,934. How do they manage their crops?—They adopt the ordinary four-course shift, which they extend to six, and sometimes seven years; while the seeds promise to produce a fair plant, they leave it down; they do not plough up a crop of seeds unless they think they cannot get a good return out of it.

44,935. Do they consume most of the produce on the farm?—Yes.

44,936. Wheat?—Not a very great area of wheat is sown; it is principally barley, oats, and mangolds, and a lesser breadth besides—a very small quantity indeed—of white turnips and Kohl rabi.

44,937. They support themselves on the milking industry?—Entirely; the milking and the dairying industry is what they rely upon.

Cow-keeping.

44,938. (*Mr. Gilmour.*) How many cows do they consider to be necessary before they can start a factory and keep it going?—Not less than from 200 to 400.

44,939. Do you mean to say that they require the milk of that number, winter and summer?—Yes, to make sufficient butter to enable them to realise a decent profit.

44,940. Do the men, or the women, or both, do the milking there?—They both do the milking. The cows are very often milked in the fields.

44,941. Where do they get the sale for the pork that they raise?—In England.

44,942. Do you think they give any boiled food to their cows, or bean meal?—They give a certain quantity of bean meal, but I never saw any steamed food; of course I should not at the time I went; and I did not hear that they gave any.

44,943. (*Mr. Channing.*) Are there as many cows on the Danish farms as the land could carry, or more?—Quite as many as the land can carry.

44,944. Then it would be a benefit to the Danish children if we struck off some of the Danish butter coming into England?—Yes.

44,945. (*Mr. Everett.*) The Danish winter would be harder than ours, I suppose, would it not?—Yes, it is undoubtedly.

44,946. What do they do with their cows in the winter?—They are house-fed the whole winter.

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44,947–9. What do they keep them on in the winter?—They have a certain quantity of hay with their mangolds, and some purchased food. They pasture some of their seeds, and they cut the rest for hay and that does for the winter feed.

44,950. (*Viscount Cobham.*) They are tethered in the fields in summer only?—Yes.

44,951. As in the Channel Islands?—Yes. I believe the original reason for tethering them was the absence of hedges; but certainly it is a great economy of land. One of the farmers told me that an acre and a half, when a cow is not tethered, would not go further than an acre when she is tethered—that she tramples down and spoils at least half as much again as she eats.

Tenure.

44,952. (*Mr. Elton.*) Are the farms in Denmark that you were speaking of freehold or leasehold?—I think the smaller farms are generally leasehold.

44,953. Have they not got practical fixity of tenure there?—Yes.

44,954. They have got what amounts to a freehold, have they not?—Yes, it practically does amount to a freehold.

44,955. I think the subject was dealt with in a certain book called Consular Reports on Tenures of Land; and it came to this, that they had practically a freehold?—It comes practically to that.

Irish butter.

44,956. Will you tell me this about the Irish butter. Is there any particular reason given for the Irish butter suddenly developing the competition with Danish butter that you have heard of?—The reason that I have heard given why Irish butter has developed so largely is that it is principally owing to the efforts of the Munster Dairy School.

44,957. Do you know what class of butter they bring over; in the terms of the Cork Butter Market, is it Class 1 or Class 2, or Class 3, or Class 4?—"Firsts," they call it.

44,958. That is not the very best is it?—"Superfines," I think, is the best I saw in the Cork Butter Market last winter.

44,959. Did you not find them selling things there under fancy names which did not come into the first class?—Yes.

44,960. Then comes the first class which is very good; I think you will agree there?—Yes, it is.

44,961. And the seconds, not so good?—Yes; then you get I think very inferior qualities.

44,962. The seconds are bad, I think?—Yes, I think so.

44,963. The thirds, I think, when I was on the Commission there, was very bad, and the fourth class was used for adulterating margarine, or something of that sort?—Yes.

44,964. That was getting down to a point where it nearly cuts into the profit of the Danish butter?—I think it has done so, and they certainly think the same.

Character of soil in Denmark.

44,965. Then you told us about the soil of Denmark, the part you were in, I suppose, was the South?—I went right across Zealand and the two Islands.

44,966. Beech trees grow there and there is a chalk soil, I suppose, a tertiary soil?—Yes.

44,967. But when you get up further north you get into a worse sort of sandy soil, as you indicated?—Yes, you do—very poor soil.

44,968. Your answers would apply chiefly to the better soil in the south of the country, would they not;—I had an opportunity of going over some dairy farms in the north of the country and I did not find a great deal of difference in the conditions.

44,969. The land in the extreme north is very sandy, is it not?—Yes.

44,970. But there is no reason why there should not be good grass on it?—There is a fair growth of seeds there.

Pasture.

44,971. You said there was not much pasture; just go to the Frisian Islands, there is a very good pasture there, is there not?—I should not call it very good pasture.

44,972. Of course it is grown on the deposits from the sea?—Yes, I should call it a third class pasture.

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44,973. Would you say that it is more of a salt marsh?—Yes, I should not call it the best class of pasture for milking stock.

Farming in Sweden.

44,974. I am only bringing out your answers so that we may see what it is you saw in Denmark. As to Sweden you did not say much upon Sweden?—I did not investigate the factories in Sweden.

44,975. In the South of Sweden where it joins Denmark, I suppose, the system is much the same as the Danish?—From all I could hear it was; Malmoe was the nearest place I went to.

44,976. If you get at all up into the country you get to the hills and the forests?—Yes, but I did not investigate beyond the extreme South of Sweden.

44,977. Then you do not wish your evidence to go as far as Sweden?—No, certainly not. My knowledge of Sweden above the south part of it was a very cursory glance as I was going through up to Christiana.

44,978. In the North of Christiana there are pretty good farms are there not?—Yes.

44,979. Your answers would not apply really to Norway except some very special districts in the extreme South; because you said that in the districts you went into they require the separated milk to be returned, the feeding of the cows to be regulated, and that the factory should have a radius of about three miles, and of course that does not apply to the principle of the Norwegian system of keeping the cows on the mountains of that country?—It was simply to the Danish system that I meant those remarks to apply; the Norwegian system is of course quite different in the mountainous districts.

Farming in Norway.

44,980. You began by mentioning Norway, but we now know that in Norway the system would be quite different to that?—Yes.

44,981. Except in some very special circumstances?—That is so; it is a different country altogether.

44,982. You could get a little of that sort of dairying on the sides of one of the great arms of the sea where there was good steam communication?—Yes.

44,983. Otherwise not?—Certainly not in the interior.

44,984. I suppose Norway from a dairy agricultural point of view is rather a lost country, because you do not get butter from Norway?—There is not a great amount of Norwegian butter made. The dairy industry there is principally cheese.

44,985. They turn it into a sort of cheese?—Yes, a curious kind of cheese which they make on the mountains there.

44,986. Not exportable?—No, hardly eatable I should say.

44,987. A lot of it like chalk and the other part of it Brown Windsor soap?—Yes, with carraway seeds in it very often.

Cost of a dairy factory.

44,988. (*Viscount Cobham.*) Would a factory for 400 cows cost 700*l.*?—That would be it, I think.

44,989. Would it be built in brick or in timber?—It would be built in brick. I had an estimate the other day for the implements wanted for a 500 cow factory, and I think that it came to 287*l.* for the internal fittings.

44,990. Would that be included in the 700*l.*?—The building, I suppose, would cost about a couple of hundred pounds.

44,991. Not more?—It is simply a brick building with three or four rooms; it is not a very extensive place.

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Factory staff.

44,992. What staff is required for a factory of that size?—Three men and a woman or a boy. The factory I visited in Denmark was the property of 225 farmers, and it was a 500 cow factory. That would give you some idea of the number of cows each man possessed.

Agricultural education in Denmark.

44,993. Are the whole of the agricultural classes in Denmark educated in agriculture by the State?—There is no system really of lower agricultural education in Denmark. There is a system by means of the agricultural schools for what we may call an intermediate class, and then there is the highest class of education at the Veterinary College at Copenhagen and various places like that. But there is really no primary instruction in Denmark, and I was very much struck with that. The young farmers at one place I visited—at Dalum School—go there for six months in the year. When I was there the dairymen were there, and there were 36 of them. The winter before there had been 108 young farmers or sons of men who were farming land. They go for six months' agricultural instruction. They have absolutely no practical work at the school; they simply learn the why and the wherefore of all the processes they are in the habit of using during the rest of the year.

44,994. Chiefly with regard to dairying, I suppose?—Of course chiefly with regard to that.

44,995. Do they benefit by it, could you say?—They were the roughest class of students I think I have ever come across—a good deal rougher than our ordinary agricultural labourer. One could hardly have imagined these people sitting down to books and attending classes. But yet they came of their own accord; the majority of them paid their own fees, and they would stay there for six months in the year.

44,996. Would you consider the majority of the Danish farmers as compared with English farmers scientifically instructed in their business?—I would not exactly call it science, but they are certainly more instructed in the principles of their business. There is not a great deal of science taught. I have the programme here, but it is in Danish. They do a certain amount of chemistry, physics, drawing, writing, account keeping, gymnastics, the history of agriculture in the country, the manuring, the feeding of stock and the management of stock. That is their course of instruction. That begins on the 4th of November and goes on to the 27th of April. These were all young farmers, of ages varying from 18 up to about 26 who are actually farming during the rest of the year.

44,997. They keep themselves at this school and pay their own fees?—Yes. The fee is inclusive. The fees are very much higher for the first month than they are for the second and remaining months. They all lodge on the premises.

44,998. Are these Government schools?—This was a private school, and it had existed as a private school for some time; now the Government makes a small grant, just as our Board of Agriculture makes small grants, but very much smaller towards its maintenance, and it is almost self-supporting.

44,999. Are these schools numerous enough to be within the reach of the population?—Yes, there are several of them about. They are a very striking success.

The witness withdrew.

Mr. R. A. Anderson.

Mr. Robert Andrew Anderson called and examined.

Mr. R. A. Anderson.

The Irish Agricultural Organisation Society.

45,000. (*Viscount Cobham.*) I believe you are Organising Secretary to the Irish Agricultural Organisation Society, Limited?—Yes.

45,001. Is that an organisation which extends over the whole of Ireland?—Yes.

45,002. Would you give us a short history of it?—About six years ago Mr. Horace Plunkett, M.P., who is the Chairman of this society, took up the idea of establishing co-operative agricultural societies in Ireland. He thought that by introducing co-operative methods among farmers it would minimise the cost of production and minimise the cost of marketing their produce as well as, to a certain extent, getting rid of the middle profit in purchasing their requirements. At that time there was one co-operative dairy society established. This society had been started at Dromcollogher in the County Limerick, by some members of the English Co-operative Wholesale Society, and the General Secretary of the Co-operative Union, Mr. Gray. This society was merely planted down there and was allowed to go its own way. To all intents and purposes it was a joint stock company, that is to say, the profits of the society were divided among the shareholders in proportion to

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Finance.

their shares. The shareholders were the farmers in the district.

45,003–4. Has it succeeded?—For two years it did very well. The trade for the first year was about 4,363*l.*, and for the second year it amounted to 8,500*l.* The share capital subscribed was 374*l.*, and in the second year they raised 600*l.* by way of loan on the security of the joint names of the committee of the society. They had 50 shareholders and they expended 973*l.* in buildings and plant. They made a profit in the first year of 223*l.*, and in the second year they made a profit of about 350*l.* At that time there was very little competition in that district. That society after working for some little time got into trouble, owing chiefly to bad management and owing to the fact that they did not adopt the system of paying for milk according to its quality. They paid one price all round and adulteration became very common. People who had been sending in good milk saw that they were not getting a better price for it and they proceeded to water their milk.

Management.

45,005. Was the management Irish?—The management was Irish. It was local, and that was another cause of failure. The manager was related to several members of the committee, and so the result was not very satisfactory. Several attempts were made by Mr. Plunkett and myself to bring the society to book. I went down several times and drew attention to the gross irregularities and bad management; and they always agreed with me but refused to do anything. It culminated in an inquiry which was asked for by some of the shareholders in the society and was held the year before last by Mr. Taylor, Q.C. He found that the whole thing had been managed disgracefully; that they had been buying nearly as much water as milk, and that they had brought the society to the verge of bankruptcy. Then the committee let the premises to a Mr. Gibson, a butter merchant, for one year—last year Mr. Gibson found that adulteration was so prevalent there that he could make no profit out of it, and he threw it up. When our Organisation Society was formed they sent me down to see if we could not reconstruct the society. This I succeeded in doing, and they have now elected a fresh committee; they have appointed an independent manager, and they have taken the concern over from Mr. Gibson again. At present everything is going on satisfactorily; they have adopted new rules and I think that the society will now do very well.

Adulteration of milk.

45,006. How did you stop the adulteration?—By paying for the milk according to its quality—that has stopped it everywhere. The next thing was that Mr. Horace Plunkett attempted to start a similar society; at least a society on rather similar lines, at Kilcooley in County Tipperary. That was in 1890.

45,007. Before you leave Dromcollogher will you tell us how much you spent upon the factory?—973*l.*

Cost of building factory.

45,008. Was that the actual cost of building and equipping the factory?—Yes. At that time the machinery was dearer than it is now, and they paid a good deal of money for sinking various wells before they got water. They spent I think, as well as I can recollect, about 70*l.* or 80*l.* in abortive attempts to find water.

45,009. Do you know how many cows belonged to the shareholders?—In the second year there were 3,000 cows supplying milk for a portion of the year; in the first year 1,450.

45,010. 3,000 cows to one factory?—Yes.

45,011. Do you think that figure of 973*l.* for the initial expenses of the factory might have been reduced?—I think it is excessive; I think it is nearly 200*l.* in excess of what it need have cost.

45,012. So that we may consider between 700*l.* and 800*l.* a sufficient capital for a co-operative farm over a district including 3,000 cows?—Yes, ample, unless there are some local circumstances that make the cost of building very expensive.

Particulars of co-operative societies.

45,013. Will you proceed to the next case?—That was in 1889. In 1890 Mr. Plunkett attempted to start a society in Tipperary at a place called Kilcooley. That did not succeed. Then he held in that year with the Lord Monteagle and myself some 50 meetings, and the outcome of those meetings was the establishment of another society at a place called Ballyhahill in the County Limerick. This was immediately followed by 16 other societies on the same lines being formed in Limerick, Cork, and Clare; so that at the end of 1891 we had 17 societies at work. That was, 16 were started in the latter part of 1890 and the early part of 1891. Those societies had a membership of about 850 farmers—that is approximately speaking we ought to take it at about 50 members to each society; we never know the exact number. They had a share capital of 5,782*l.* paid up, and a loan capital of 3,295*l.* They had expended 13,910*l.* in buildings and plant, that is after allowing depreciation at the rate of 5 per cent. on buildings, 15 per cent. on separators and 10 per cent. on other plant.

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45,014. Are all these societies existing now?—Yes. They paid for milk that year 43,946*l.*, and they realised by sale of butter 50,382*l.* Their working expenses amounted to 4,612*l.* and they allowed off the 13,910*l.*, 648*l.* for depreciation; that would average about 10 per cent. depreciation all round. They netted a profit of 1,480*l.* in the year.

45,015. Representing a dividend of how much?—On the capital it would be about 20 per cent. or more, about 22 per cent.

45,016. (*Mr. Little.*) Is the interest on the loan included in the working expenses?—It would be included in the working expenses. The profits were divided in this way at that time. They were divided altogether among the shareholders, not in proportion to their shares, but in proportion to the milk supplied by each person. Where one of these dairies was in debt—of course very few of them started with sufficient capital to cover all their outlay, and they either got credit from the machinery contractors or raised the extra capital they required by way of a loan from a local bank—where that occurred, where they had not a sufficient capital, the profits, of course, could not be paid out in cash, and they were simply allocated to the individuals in proportion to the share they would have received in cash had the society been free of debt.

45,017. Was the milk actually paid for at the time?—The milk was paid for at the end of each month or each fortnight.

45,018. (*Viscount Cobham.*) Are these societies strictly co-operative; that is to say, are the farmers who supply the milk the sole shareholders?—I think they are co-operative in the strict sense of the word in every way. The shares are all owned by the owners of the cows, except that in a few instances some few people have shares who are not cow owners, but they have merely taken shares, not as an investment, but in order to help the thing forward as a local institution. They are entitled to five per cent. on their capital; that is the first charge on the nett profit; but the remainder of the profits become the property of the suppliers of the milk and the workers in the concern.

45,019. Was the finding of the capital a considerable preliminary difficulty?—In the first instance it was, because the people were under the impression that this dairying business was a business which could only be conducted by experts. They did not believe they could do it themselves. They did not seem to have any confidence in themselves, and it was rather a difficult task to break down that idea, and get them to invest money in a concern to be worked by themselves. In many cases they said to Mr. Plunkett and to me: "Come and "start a creamery for us, and we will send you the "milk." We explained that we did not want to do that; that we wanted them to run their creameries themselves, and to take the risk or gain of it.

Adulteration.

45,020. Do you find that adulteration still goes on?—To a very small extent indeed.

45,021. But it is always detected?—Yes, and punished.

45,022. And a deduction made?—Yes.

Skim milk.

45,023. What is done with the skim milk?—The skim milk is returned to the farmers in the proportion generally of about four-fifths, 80 per cent., of the milk sent in.

The Danish system.

45,024. I suppose Mr. Plunkett made himself acquainted with the Danish system before starting on this system which seems to be very similar to the Danish?—Yes. There is a difference between it and the Danish system. In Denmark I have always understood, in fact, I have been told by men who engage in dairying there, that the bulk of the capital was borrowed on the security of the farmers; in fact, that in some cases the whole of the capital was found in that way, each farmer guaranteeing a proportion of it equivalent to the number of cows he owned, and as

the profits were accumulated this debt was paid off and turned into shares for the benefit of the guarantors. Practically it works out to exactly the same as our system, but there was a slight difference. We could not have got the money like that.

45,025. What security did the Danish farmers give—land or stock?—They gave their personal security.

45,026. For what they were worth?—Yes.

45,027. But the Irish farmers you consider have found the money without borrowing?—Yes. Of course the payment of shares is made as easy as possible. The shares are 1*l.* shares and they are generally paid up in four or more instalments. After the dairying has been once started the instalments are very frequently paid in milk, either by way of a reduced price being paid for the milk, or by allowing a certain quantity of milk to remain until the call on the share is paid up.

45,028. Have you told us over what counties these societies extend?—Limerick, Cork, Tipperary, Waterford, Carlow, Kilkenny, and Clare.

Extent of the co-operative system.

45,029. Mostly in the south and west?—Yes. I should just like to say why we took up this form of co-operation first. It was not because we considered dairying was the easiest industry to tackle, but that we thought it was the one which was most in need of co-operation at that time, and we thought it was a good opportunity to get the farmers to take it up. Mr. Plunkett and I had many talks about it, and we thought that if we could get the farmers to succeed in this particular branch of business, which was certainly a very difficult thing to start, we would have no trouble at all in getting them to adopt other forms of co-operation afterwards; and that, as I am prepared to show, has been carried out.

45,030. (*Mr. Giffen.*) Is it salt butter that you make, or fresh butter?—It has generally 3 per cent. of salt.

45,031. (*Viscount Cobham.*) Very slightly salt?—Very slightly.

45,032. (*Sir Nigel Kingscote.*) Is it sold here as fresh?—Some of it is sold so.

45,033. (*Viscount Cobham.*) Is it exported?—It is sent to England chiefly.

45,034. Do these societies fairly well cover the counties by their operations?—They are mixed up with a number of proprietary and joint stock creameries. Of course there are different kinds of creameries, and our co-operative dairies are interspersed among them.

Extension of system.

45,035. Do you think there is much room for a further development of this system?—Yes. At the present moment we have got about 40 new societies in various stages of advance.

45,036. They are purely dairy societies are they not?—Yes, in the first instance, but they are taking up other businesses now. They are taking up the joint purchase of their members' requirements, and the sale of eggs and poultry as well for their members and also for the people living in the district who are not members—for the labourers and small occupiers.

Manufactured butter.

45,037. What do you do with your manufactured butter?—It is almost entirely sent to England for sale. About one-third of it goes to Manchester market and the remainder is divided between London and South Wales. A little of it goes to Scotland,—not very much,—and not very much is sold in Ireland.

45,038. (*Mr. Little.*) Is it sent to be sold on commission?—That was formerly the way, but now the great bulk of it is sold through the Association, it is worked by the creameries themselves.

45,039. (*Mr. Channing.*) Can you state the quantity?—The quantity of butter produced was 3,567,835 lbs. in the last season, the value being 151,852*l.*, realising an average price of 10¼*d.* nearly, per lb., the average price for 1893 being 11½*d.* There was a fall in the price of butter, therefore, of over 1¼*d.* in the year. The average price for 1892 was 11·55*d.*, just a shade over 11½*d.*, and that would represent about the price of Danish butter.

45,040. (*Viscount Cobham.*) Is that only first grade butter or does it include all butter?—That includes creamery butters of various grades, because unfortunately it is not always as good as it might be.

45,041. (*Mr. Giffen.*) In what parts of Ireland mostly did you say the factories are situate?—In Limerick, Tipperary, Cork, Clare, Kilkenny, Waterford and Carlow, chiefly in the south and south-west.

45,042. Not in Ulster?—No.

45,043. Nor in Connaught?—No. These are creameries, not butter factories. I notice that your Commission has made use of the term butter factories. We always consider that there is a great distinction between a creamery and a butter factory. A creamery we take to be a dairy, where centrifugal machinery is employed to separate the cream from the milk. A butter factory is simply a place with certain rude machinery and appliances in it where lumps of butter are bought, selected and blended, and then sold as factory butter. In fact the distinction is made in selling this butter so blended and manufactured. It is called factory butter, whereas the other is called creamery butter. The two places ought not to be confounded, because there is a very great difference in the value of the two articles.

Creameries and butter factories.

45,044. (*Viscount Cobham.*) You separate the cream and you manufacture the butter on the most economical principles?—Yes.

45,045. (*Mr. Giffen.*) And your butter is better than the other butter?—Yes, infinitely.

45,046. (*Viscount Cobham.*) But you have to grade it?—That is only where you buy lumps of butter and manufacture it on the factory plan.

45,047. Is the output of your creameries all of the best grade?—I suppose nineteen-twentieths of it would be. Occasionally, owing either to carelessness or ignorance on the part of the people employed, a churn may be spoiled, the cream may be over-ripened and develop a bad flavour, or it may be over-churned and get mixed up with a lot of curd and spoiled in that way, or it may be put on the market in a bad condition.

45,048. Have you quite got over the objection that used to be brought against Cork butter, that it was in geological strata?—Yes, quite.

Price of butter.

45,049. You consider that at all events you get as good a price as any other butter producers?—We have got the best prices given in the English market for butter sold wholesale. Everywhere where this butter has been shown it has taken the highest prizes; in fact, they gave it a special silver medal at the London show the year before last, as being the best butter in the show.

Feeding and management of cattle.

45,050. Do you follow the Danish societies by laying down regulations for the feeding and management of the cattle?—No, I am sorry to say we find it very difficult to do that. We always try to get farmers to feed more carefully, and to avoid using turnips, for instance, and it is very hard to get them to do that. Of course, you can refuse the milk, and the managers of these dairies have been given instructions not to take butter which is obviously tainted with turnips, but sometimes the turnipy flavour does not make itself felt until some little time after the milk has been milked, and sometimes it does not develop until the butter has been made.

Improvement of Irish cows.

45,051. A great deal can be done to improve the character of the Irish cows as butter producers, can it not?—Yes, I think so. I think the best way to do it is to test the samples of milk from individual cows. That is what we are always having done in districts where they make use of these new testing machines like the Babcock tester or the Leffman-Beam tester. The farmers send in samples of milk from their various cows and have them tested. Then they measure the quantity of milk produced by each cow and make an average of the quantity and of the value of the milk. Thus they can easily see which cow is the most valuable to keep for milking purposes. But I do not think it would be wise from an Irish point of view to sacrifice all the other qualities of the cow for mere milking purposes, because butter is tumbling down at present at a very alarming rate, and you very often find when a milking cow goes wrong, that at six or seven years old the farmers fatten her off and sell her, but if they went altogether in for Jersey cows or Ayrshires they could not possibly do that, because they would have nothing to sell.

Proportion of butter in milk.

45,052. How much milk goes to a pound of butter on an average?—The average is about two gallons-and-a-half where the milk is sent to a creamery and separated. The average where the butter is made at home would be three gallons, and three gallons is perhaps rather a fair average to take.

45,053. It is an extremely poor average is it not?—That I am afraid is the actual fact. I can give you the averages for the last three years. The average produce per gallon in 1892 was 6·26 ounces: the

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average produce in 1893 was 6·19 ounces, and the average produce in 1894 was 6·33 ounces. There is a very great variation in the average produce when you take into consideration the time of the year and the length of the time that the cow has calved. I published a paper on the subject in the Journal of the British Dairy Farmers' Association, in which I gave some tables of the per-centages of the butter fat in milk. It varied from 4·37 per cent of fats in December 1892 to 2·85 in April. The lowest percentage is always to be found in Ireland about April. The average per-centage taken from the milk of the cows of the creameries from their actual returns, in April 1892, was 2·85; in April 1893, 2·82; and in April 1894, 2·95; being in each case in excess of the Somerset House standard—2·75; but still being very low.

45,054. (*Mr. Giffen.*) What is the highest?—The highest was 4·37 in December, 1892.

45,055. What was the date of your paper?—That was published in the journal of the British Dairy Farmers' Association for last year, 1894.

45,056. Do you think there will be a gradual improvement of the breed of the cows in the south and west of Ireland consequent upon the action taken by your societies?—I think the figures I have just quoted show that there is an improvement. Taking the figures for 1892 you will see that the average produce was 6·26 ounces. In that year a number of the dairies only worked in the latter portion of the year, which would tend to raise the average, because cows' milk is richer in the autumn than in the spring. I attribute the improvement altogether to the practice of paying for the milk according to its quality, which was introduced subsequently to that date. In 1894 the average had risen from 6·26 ounces to 6·33 ounces. I am excluding 1893, which was notoriously a bad year, owing to the drought. In 1893 it was only 6·19 ounces, but obviously there is a distinct gain of ·07 ounces between 1892 and 1894.

45,057. Is there much difference between one creamery and another?—Yes, there is a very great difference indeed.

45,058. What is the highest product per gallon of any creamery you know of?—Do you mean for the year or for any particular month?

45,059. I want something to compare with the average figures which you have been giving us. You have told us that 6 ounces odd is the average for the whole of the creameries?—It would be very hard for me to say which creamery gives the best average. They vary very much. Some places where you would expect to find the poorest milk you get the best return from.

45,060. I merely wish to get an idea of what is the fluctuation as between one creamery and another?—There would be a difference in some cases of, I should think, fully 20 per cent. between them as to their produce of milk.

45,061. (*Mr. Little*). What Mr. Giffen was asking you for, I think, was as to the maximum produce?—I am afraid I cannot give you that for any individual creamery. I do not happen to have the figures by me.

Sale of butter.

45,062. What would you say was the maximum of the whole lot?—The maximum annual average produce of the milk would be about seven ounces to the gallon, and the minimum would be about 5·75, but that would be very low. I think I have mentioned that the butter was sold to some extent through the federation of these co-operative dairies. That was started in 1893. The creameries themselves put down a certain amount of share capital in proportion to their trade, each creamery then was entitled to representation on the board of this federation; and from the representatives who were elected by the creameries they appointed a committee to undertake the sale of their produce. They appointed a salesman in England, and the sales went up from 45,000*l.* in 1893 to 64,000*l.* last year; and then they realised a very good price by the sale of the butter and made no bad debts at all. The federation thus makes the creameries independent of the commission agent in selling their butter, because they can consign it through their own agency at a charge of 2½ per cent. on the sale, and then if any surplus remains, that becomes the property of the creameries in proportion to the quantity of butter which each has sold through the agency.

45,063–4. You do not do it through the Cork butter market?—No, we could not sell through the Cork butter market. The price obtained through the Cork butter market was always several shillings a hundredweight lower than we could get in the open market. We look upon the Cork butter market as dead; it has killed itself.

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Dairy conferences.

45,065. (*Viscount Cobham.*) Have you held any dairy conferences?—Yes, there have been several conferences held. They have been chiefly held in Limerick.

45,066. Have they excited much interest?—A great deal. They used to be very well attended, but latterly, as the business has been so spread over the whole country, we have not had so much time for them, but we propose to revive them again. These conferences afford a very good way of getting information from the various districts, and of getting an interchange of ideas between the people who are engaged in business.

45,067. What subjects were discussed at your preliminary conference?—Mr. Plunkett read a paper on "The best means of marketing the produce of dairy societies," and that led to the formation of this Agency Society, as the federation of producers was called. Then there was a paper read by Mr. Stokes, of Limerick, "on the joint purchasing by societies;" and that has been carried out in several instances both by the creameries and by societies established for that particular purpose. Then there was another paper "On creamery managers." which was read by the secretary of one of these co-operative dairies, and which gave several very useful hints: and there was also a paper read "On calf rearing and winter dairying," by Mr. Gibson, the butter merchant.

Improvement of Irish cattle.

45,068. I suppose there is much room for improvement in the management of cattle, especially in the winter, in Ireland?—Yes, a great deal. Cattle are very injudiciously fed and very badly fed in Ireland. It is the exception when they get anything but hay in winter.

45,069. You read a paper, I see, entitled "A Board of "Arbitration to deal with questions of overlapping"?—Yes.

Dairy conferences.

45,070. What does that mean?—We thought that was necessary, otherwise there was nothing to prevent a number of farmers, merely through spite and ignorance, putting down a creamery of their own which would interfere with one already in existence and encroach on its territory; because we think that it does not pay a farmer to send his milk more than two miles or two and a half miles twice a day into a creamery.

45,071. In addition to this conference you have had 72 meetings of farmers have you not?—Yes.

Co-operative dairies in Sweden.

45,072. On the whole do you consider that much good has already been done and that there is a good future before the societies?—The way in which they have been taken up is, I think, most encouraging. I was sent over to Sweden to get some information about the system of dairying there, and I visited about 20 dairies, some of them being co-operative and others being proprietary. I must say that I did not think they were very much in advance of our dairies. The management, however, was always more economical and they were more attentive to details, such as cleanliness, which of course is very important. In regard to small things they were far in advance of us. Then they adopt a more elaborate system of testing the milk which would be quite useless to our creamery managers, who have had no scientific training in nine cases out of ten. However, I got some information about their business which was very useful.

Rules of Irish Co-operative Societies.

45,073. Under what rules do your societies work?—They are all registered under the Industrial and Provident Societies Act and they work under rules which have been drawn up to to conform with that Act.

45,074. Are there any special rules?—Yes; the special rules provide for the object of the society and its registered office; then the shares and the manner in which they shall be paid up; then for the division of the profits. The manner in which the profits are divided is, I think, novel. Five per cent. is paid on the paid up share capital and under no circumstances can anything more be paid than five per cent.; that is a first charge on the net profit. Then there is 10 per cent. of the remaining net profit allotted to the workers in the concern. The workers generally consist of the manager, the dairymaid, an assistant dairymaid, an engine-driver (if it is worked by steam) and another assistant who is usually a boy. This 10 per cent. of net

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profit is divided among them in proportion to the wages they earn. They do not get it in cash, but it is accumulated for them as shares in the Society, and if they either leave or get into bad health or trouble in any way they can claim this accumulated bonus.

45,075. (*Mr. Lambert.*) In cash?—In cash.

45,076. (*Viscount Cobham.*) Has that a very good effect on the quality of the work?—I think that has a very good effect indeed. There is great competition for employment in these co-operative dairies. One reason for that is because of this share in the profits. Another reason is because our organisation society supplies them with a great deal of useful advice, and wherever a man has shown himself capable of managing a dairy, or wherever a dairymaid has given satisfaction, we are always forward to recommend him or her in case either wishes to change his or her situation, as the case might be.

Staff of creameries.

45,077. What is the average staff of a creamery?—About five; but it would be six in a large dairy.

45,078. Are the managers all Irish?—Without exception.

Division of profits.

45,079. What is done with the remaining profits?—The remaining profits are divided among the suppliers of the milk in this way, that the milk supplier who is not a shareholder only gets half as much in the £ on the value of his milk as a shareholder. For instance, two men supply 100*l.* worth of milk; one is a shareholder and the other a non-shareholder; the profits of the society might admit of a dividend of 6*d.* in the £ to members; then the member would get 50*s.* dividend on his 100*l.* of milk, and the non-member would get 25*s.*, but that would not be paid in cash; it would be accumulated for him until he had paid up five shares in the society, and was made a member whether he liked it or not. We find in practice, that unless you get the people to take shares in these creameries pretty universally, unless you get every supplier actually in it as a shareholder, the co-operation will not be as successful or as thorough in the district as it ought to be.

45,080. (*Mr. Channing.*) Do you get most of the farmers to take shares?—Now they do because they have seen the working of these societies. They have seen that they have been very successful, and they are ready to follow the example of other people.

45,081. (*Viscount Cobham.*) Have you room for any more shareholders in the existing societies?—Not in the existing societies. Unless it could be done by a redistribution of capital, and that is done in many cases. They do not want to have a very large share capital; that would only over-weight them with an unnecessary charge. In many cases they have transferred the shares, or a portion of the shares, from existing shareholders to new men in order to let them in.

45,082. Do most of the people who supply you with milk and who are not members ultimately become members?—They must all become members now if they supply milk, because this dividend is accumulated for them until they have paid up a certain number of shares.

45,083. Automatically they become shareholders?—Yes. There is nothing deducted from the price they get for the milk; they get the same prices as the members get. It was rather hard to get that rule passed, because the members did not wish to give up any portion of their dividend.

45,084. All applications of profit under clause (2) are to be made by shares or payments on account of shares?—Yes. The central society also arranged to have the accounts of the local societies audited. It is very important that these accounts should be audited by an independent person. One reason for the breakdown of the Dromcollogher Society was that they appointed a local schoolmaster as auditor. In the first place that was against the law, and in the second place he manufactured a statement of accounts for them which was totally in error and did not represent the true state of affairs of the society; and we had to have their accounts ripped up by the auditor we got appointed by the Treasury when a very different state of affairs was disclosed to what the members were under the impression existed. In addition to that the dairies voluntarily send in once a month to me a statement of their working showing the number of gallons of milk received, and the number of pounds of butter produced, the working expenses for the period, which are sub-divided under different heads such as coal, oil, packages, and all sorts of wrappering that they require, salt, wages, depreciation and interest, in fact everything is allowed for. Then the milk is sub-divided again into various classes such as milk producing 4 per cent. of butter fats, milk producing 3½ per cent. and 3¼ per cent. as the case might be, according to the time of the year, with the price paid for each class of milk. I check these returns and send them back with a report to the committee as I get them in. That at once shows the committee how the working of each society compares with that of the other co-operative societies. Of course I do not tell any individual society how any other society is doing, I merely tell them how they are working as compared with the general body of the societies. That is one of the functions of our organization. By this means we are enabled to point out at once if anything is going wrong and to put a stop to it. The sending in of these details is quite voluntary, but they are very glad to have us undertake this work.

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Book-keeping of co-operative societies.

45,085. The book-keeping is necessarily somewhat voluminous and intricate is it not?—Yes, but we have taken care of that too. Proper instruction in book-keeping is given to each manager by the organisation society and a book has been published which is sold at a nominal price to each manager which prevents him going astray in his account.

Irish Agricultural Organisation Society.

45,086. What is the Irish Agricultural Organisation Society?—The Irish Argicultural Organising Society is the propogandist body, the organising centre of agricultural co-operation in Ireland. It is a body which does not trade but which merely teaches the principle of co-operation and how it may be applied to local pursuits.

45,087. Does the Organisation Society hold meetings and push the idea throughout the country?—Yes. I have already sent up a copy of the prospectus of the Society. The President of the Society is Mr. Horace Plunkett, M.P. The Vice-President is Mr. Christoper Redington, who is the Resident Commissioner of National Education. The Committee consists of the Most Rev. Patrick O'Donnell, Bishop of Raphoe; The Lord Monteagle; Mr. Thomas Sexton, M.P.; Mr. John Redmond, M.P.; Count Arthur Moore; Mr. Digges La Touche, who is managing director of Guinness' brewery; The Rev. T. A. Finlay, Jesuit Priest, Fellow of the Royal University College, Dublin; Colonel Gerald Dease; Mr. George F. Stewart; Coroner James Byrne; Mr. W. McMurrough Kavanagh, and Mr. James Musgrave. The object of the Society, as stated in the prospectus, is "'to improve the condition of the agri-"'cultural population of Ireland by teaching the "'principles and methods of co-operation as ap-"'plicable to farming and the allied industries, to "'promote industrial organisation for any purposes "'which may appear to be beneficial, and generally to "'counsel and advise those engaged in agricultural "'pursuits.' In furtherance of these objects it is "proposed to promote and organise societies of farmers "on co-operative lines throughout Ireland by sending "speakers free of charge, who may address meetings "locally convened and otherwise explain what steps "are necessary to take. Printed information will also "be supplied gratis by the speakers, or on application "to the secretary. It shall be the function of this "Society to counsel and advise these associations as to "the best methods of production, and the most advan-"tageous means of disposing of farm produce." This Society was outlined in an article by Mr. Horace Plunkett in the "Fortnightly Review." There were a series of articles written by an anonymous correspondent who signed himself "X." Those articles attacked Ireland as a rule, and found fault with everything, but suggested no remedy, and Mr. Plunkett, in replying to them in the "Fortnightly Review," suggested co-operation as a remedy for most of the evils under which Ireland was labouring. The idea received very considerable support. There are a number of people who think as Mr. Plunkett does in the matter, and they between them subscribed a sum of over 7,000*l.* for the purpose of trying to introduce these co-operative ideas among Irish farmers. This money has been subscribed altogether voluntarily by people from philanthropic motives; some has been subscribed by Englishmen, a good deal of it in fact. The Society up to the 31st December last had cost to work 1,407*l.* The bulk of that money was spent in paying the expense of lectures and attending meetings in the country. When the Society was established there were

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33 co-operative dairies at work, with eight branches; at the present moment there are these same 33 societies at work, and in addition to those there are 21 new dairy societies, nine agricultural co-operative societies, and one agricultural bank. Altogether there is a total of 72 societies. Besides those there are 11 dairy societies and one agricultural society in process of formation. Every day in our office we are receiving applications from farmers asking us to give them advice as to how they can best start a co-operative society for some useful purpose or other in connexion with their business.

45,088. What services you render are rendered free of charge?—Yes. The Organisation Society does not take any responsibility at all on behalf of these societies. For instance, if a local association is formed among the farmers for the purchase of their requirements they have to finance the thing and work it themselves, and the organisation does not in any way guarantee payment to the manufacturers or persons who supply such society.

45,089. Is it contemplated that this Society should be permanent?—No. It is contemplated that at the end of five years we will have covered the whole of Ireland with these co-operative organisations, and then it is suggested that these societies will elect representatives to form members of the central body to carry on this work of organisation where necessary, and also to deal with questions which individual societies at present cannot deal with; for instance, the question of railway and steamship rates (which is a very serious one for Irish farmers), and the transit of cattle and large questions like that. No individual society of farmers could deal with those questions, but the representatives of all the various agricultural societies in Ireland could, we believe.

45,090. Is it the opinion of the Association that a voluntary body like this would be valuable in conjunction with a Government Department?—We think it would be very valuable working with a Government Department of Agriculture. Many of us think that the time has hardly come for an Agricultural Department yet. We would like the farmers to be so organised and educated that they would be able to make an intelligent use of an Agricultural Department.

Agricultural co-operative societies in Ireland.

45,091. What are the various forms of agricultural societies at present organised by your society?—In the first instance, dairy societies, and in the second instance societies formed for the purchase of farmers' requirements. Then there have been in districts, where there is a large quantity of poultry and eggs produced, some efforts made to establish societies of the producers of these articles to enable them to sell their produce, and where those societies can be combined with either of the other kind of societies, we propose that it should be done. Then there are also agricultural credit societies. There is only one of those started up to the present, but I should like to explain its working to the members of the Commission. It is called an agricultural bank.

Agricultural credit banks.

The system is this:—The farmers and the labourers of the district join together, pledge thier united credit for sums of money which they borrow from, say, a local bank or from persons who believe in the system, and are willing to lend; they pay 3 per cent. for the use of this money. These people, who are willing to lend, deposit in the society whatever they can afford to deposit, and they proceed to lend to members of the society, who are persons who are subject to a very careful inquiry as to the character, temperance, industry, and so forth, before they are admitted as members; and if they satisfy the committee of the local bank that they are suitable persons to be admitted as members, then they are admitted. They are then entitled to borrow money for any purpose which will, in the opinion of the committee, either produce a profit or effect a saving to the borrower. Members, however, cannot borrow money to pay a shop debt or for any improvident purpose. They can only borrow for approved purposes. The amount which the law allows the bank to lend is 50*l.* in each case; they lend it for as long as ever the borrower requires it. He finds two securities, and he repays the money either in one sum or in instalments as may be agreed on. The reason that we think these banks are necessary is this:—The existing banks do not lend small sums as a rule to the small occupier, nor do they recognise that the small occupier has any credit which is at all bankable, to use their own expression. Then they do not watch the application of the loan, but the agricultural bank does. Every man in the community is known to his neighbour and every man is interested in the bank. He has a share in the responsibility of the bank and he will not allow this loan to be misspent in any way.

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45,092. (*Mr. Giffen.*) In what part of Ireland is this?—That is in Doneraile in County Cork. This bank, I might say, is working very satisfactorily. They have lent now close on 100*l.* in small sums. They have lent it all on approved security and to approved persons. They have been very cautious in the way in which they have done their business. The whole thing is worked by a joint committee, consisting of the farmers and labourers of the district. The whole of the capital which they are working with has been deposited with them, or lent to them, either by themselves or by people interested in supporting the scheme. The borrowers are charged 6 per cent. on the loans.

45,093. (*Viscount Cobham.*) But they get the money at 3 per cent.?—They get it at 3 per cent.

45,094. On what security is it borrowed?—On the security of the whole members of the bank: they pledge their security.

45,095. Jointly and severally?—Yes.

45,096. By the members of the bank you mean the shareholders?—Yes; each member holds a 5*s.* share; they are required to hold shares in order to comply with the Act.*

45,097. (*Mr. Giffen.*) And they have lent about 100*l.* you say?—Yes; it has only been established a month. There are a great number of these banks in Germany. The system is known as the Raiffeisen system of banks, and the Agricultural Banks Association here have, I believe, taken the matter up; it was that association, in fact, who gave us the information about these banks in the first instance. We are decided on not starting any more of these banks until we see how the experiment works out in Doneraile.

45,098. It is quite possible that there is an opening for such banks in Ireland, although that might not be the case in England?—That is quite possible.

45,099. (*Viscount Cobham.*) In Ireland, you have got a class of local money-lenders who lend on very high rates of interest, have you not?—Yes, and we have had a great deal of that to contend with. There was a case recently tried before the Recorder of Cork, where a borrower was paying 1800 per cent. on a loan. That is almost inconceivable, but still it was a fact. It was proved that he paid 1800 per cent. to one of these gombeen men, as they are called.

45,100. (*Mr. Giffen.*) 1800 per cent. per annum?—Yes.

45,101. (*Mr. Little.*) And the farmers are, many of them, indebted to the butter salesmen are they not?—That was much more general formerly than it is at present. At one time there was hardly a farmer, who sold in the Cork Market who did not anticipate the price of his butter by borrowing enough money to pay his rent or other things in the early part of the year, for which he paid 10 per cent. The money was sometimes repaid through the stock; if a man sold stock he would then reduce his liability to the butter merchant, but whether he reduced his liability or not he paid 10 per cent. down for whatever loan he took and he got no rebate on that. He was compelled to sell the whole of his butter to that particular merchant, and he was also compelled to accept a lower price than the current market price for his butter, while there was anything due to the merchant.

45,102. (*Viscount Cobham.*) Your societies make no such advances do they?—None at all.

45,103. Is it a rule that the whole of the milk produced by your shareholders shall be brought to the creamery?—It is the exception when they do not send it.

45,104. But you have no compulsion in the matter?—There is no compulsion at all. I might mention that in the "Mark Lane Annual" for 1894, I think it is, Mr. Plunkett has written an article which gives a full history of this co-operative movement in Ireland. It is very interesting and gives all these facts about the various kinds of societies which have been established.

45,105. (*Mr. Giffen.*) The "Mark Lane Annual" for 1894?—Yes. It has been reviewed by various papers.

45,106. (*Mr. Little.*) Is that the almanac which is published in connexion with the newspaper?—Yes.

* This has since been altered, and members are not required to hold shares now.

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45,107. (*Viscount Cobham.*) I understand you to have said that this bank has only been in operation for a month?—It has only been in actual operation for about a month.

45,108. But so far as it has gone its experience has been encouraging?—Very.

Shipment of cattle from Ireland.

45,109. In addition to those organisations that you have mentioned, are there any other ones which you think of forming?—Yes. Everywhere I have been to lately, all throughout the country, the farmers are very anxious that the question of shipping their cattle should be taken up, because they tell me that the loss on the shipping of cattle is a tremendous tax on them; some people go so far as to say that a fat beast loses a penny in the pound on its value when being shipped from Ireland to England.

45,110. (*Mr. Giffen.*) Is that from Dublin or from Belfast?—From Dublin; it is a penny a pound in meat. Other people estimate the loss on dry stock at about 10*s.* a head; sometimes more. That would amount if it was calculated on the figures for 1893 (I have not got the figures for 1894) to over a million sterling annual loss.

45,111. (*Viscount Cobham.*) Do you consider that is owing to the bad stowage?—They consider that it is entirely owing to the state of the law, as it exists at the present time. The law does not make the owner of the steamship responsible in the same way that it makes a railway company responsible. At the present moment, however, a bill is being introduced into Parliament to amend the Railway and Canal Traffic Act. It proposes that section 7 of the Act shall be applied to all contracts made for the carriage of animals by sea. If that bill were passed into law I think it would reduce the loss very considerably. There was recently a case heard in Dublin where a man named Devitt sued the Glasgow, Dublin, and Londonderry Steamship Co. for killing 11 of his cattle in the transit to Glasgow, but he did not get a farthing damages, the judges holding that the company were not responsible.

45,112. (*Mr. Giffen.*) Were they killed on account of the weather?—The weather was not bad at the time. Another point is that the railway companies in Ireland do not provide sufficient accommodation for putting the stock on to the trains. For instance, I have seen a case where there were over 250 cattle at one station, and only two railway porters to help the men to load them, and the loading was only accomplished by beating them black and blue with sticks, and as they were all fat cattle, of course it would be weeks and weeks before they recovered.

45,113. (*Viscount Cobham.*) Is it considered essential that the trade should be a live stock trade?—No, it is suggested by several people that it should be a dead meat trade. The difficulty seems to be that in the first instance the dead meat is a very much more perishable article than live cattle, and another thing is that the success of it would depend on the starting of a lot of subsidiary industries in connexion with it. Those industries, with a few exceptions, do not exist in Ireland. What we think would be a better plan would be to form local societies of cattle and stock owners, just in the same way as we formed creamery societies, and to federate those as we federated the creameries into a central body, and then to let the central body undertake to look after the shipping of those cattle on behalf of those local societies. But it would be necessary to extend our organization a great deal more before that could be done. You would have to collect your cattle over too large an area at present, the districts being too scattered, and except at very great expense you could not get together sufficiently large consignments of cattle from different parts of Ireland.

45,114. (*Mr Giffen.*) At what ports of Ireland are cattle shipped?—At Cork, Waterford, Dublin, and Belfast, but not very many from Belfast. They are largely shipped to Glasgow.

45,115. Are cattle sent to Liverpool very much?—Yes. They chiefly go to Liverpool and Glasgow. Bristol, of course, we send to, but I think not so many as to Liverpool and Glasgow.

45,116. Are they sent to London direct also?—Yes.

45,117. (*Mr. Little.*) By sea?—Yes.

45,118. (*Viscount Cobham.*) Could the offal be consumed in Ireland?—It would depend in a great measure upon the possibility of starting these other industries. Mr. Tallerman introduced a scheme some years ago about the dead meat trade, but it fell through and failed, I think, chiefly owing to the fact that it was got up by a company in which the stock owner had no share or concern at all. The farmers did not contribute anything to the capital of the undertaking and they had no voice in its management.

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Bacon curing factories.

45,119. Have you any idea of encouraging any other organization?—Yes. We are at present getting evidence from experts as to the possibility of starting bacon curing factories. At present bacon pigs, pigs weighing about one hundred weight and a quarter, which are prime bacon pigs in Ireland, are selling for about 4*d.* per lb., sometimes at only 3½*d.* The price is so low that it does not pay the feeder of the pig to feed it. The cottagers nearly all keep pigs. They used to look upon these pigs as a sort of savings bank. They used with their savings to buy food for the pig, and fatten it, and when the pig was fat they used to expect their savings back with interest on it; but now they get no interest, and they are lucky if they get their savings back. Everywhere where I go I am always met with the request that we should start bacon curing factories for them. It is a very expensive business. Two months' credit is given to the trade in selling bacon; consequently any society that was formed for the purpose would want to have a large capital, and would have to pay cash for the pig and would have to allow two months' credit for the sale of the bacon. We are going to see if we cannot do it; we are getting information from experts about it, and we propose to issue a report shortly dealing with the matter with suggestions how it might be done.

45,120. (*Mr. Elton.*) Do you not come into contact with the system of jobbing and broking persons intervening in the sale of pigs?—Yes.

45,121. A sort of hereditary brokers of pigs which makes a great tax upon the man who fattens them?—Yes; there are two rings to be dealt with—I think we might describe them almost as rings. There is the ring of pig buyers, which tends to lower the price of pigs.

45,122. To make the thing clear to begin with, as a rule there is not a sale from the pig owner to the pig buyer, but the pig owner sells to the pig jobber, or pig broker?—Yes.

45,123. And if to the pig broker, the broker finds a jobber who sells it again?—I call them all pig buyers as distinct from bacon curers. Then there is a ring of bacon curers whose whole object is to keep up the price of bacon.

45,124. So there are three buyers?—Three, and perhaps four, buyers.

45,125. With middlemen's profits?—Yes. These people all arrange the price that is to be paid for the pigs. At all events, as a matter of fact, none of them will outbid the others in a pig market. They will not give a penny a hundredweight more for a pig than the others will.

45,126. You have to get rid of this set of people, or they will get rid of you, before you can set up your bacon curing?—We propose to have the pigs bought by live weight independent of them altogether.

Farmers' profits from dairy societies.

45,127. (*Viscount Cobham.*) Going back to your dairy societies, I suppose in the working of them you have ascertained a good deal of valuable information such as the actual return to a farmer supplying milk for instance?—Yes.

45,128. What does that work out to?—The price per gallon in 1894 was 3·53*d.* per gallon, that is rather over 3½*d.* The dairies return to the farmers about 80 per cent. of the skim milk and the butter milk. That would amount to about six per cent., or seven per cent. of the whole milk sent in. Now on the figures which I have put before the Commission to-day an average cow yields 435 gallons per annum; 435 gallons at 3·53*d.* would equal 6*l.* 8*s.* as nearly as possible. If her produce was kept at home and simply skimmed by the ordinary gravitation method and sold, as the price for home-made butter last year only averaged about 8*d.* a pound, the same cow's produce, if made at home, would only realize 4*l.* 16*s.* 8*d.* making a difference in favour of the creamery of 1*l.* 11*s.* 4*d.* Those are actual facts taken from the returns of these societies and verified by our auditor. He has made out the returns for a number of cows, showing the total weight of butter produced, the total quantity of milk produced, the total price paid for the milk, and the total price received on the sale of the butter. We know the other figures to be true.

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Value of separated milk.

45,129. What do you value the skim milk at?—We value that at 1½*d.* to 1¾*d.* a gallon as a food.

45,130. (*Mr. Lambert.*) Would the skim milk that is got at home from the gravitation process be more valuable than the skim milk separated by the separator?—It depends upon what you turn it to; it would not be very much more valuable.

45,131. (*Mr. Giffen.*) Am I to understand that for every 100 gallons of milk sent in by the farmer to the creamery he gets back 80 gallons of separated milk?—Yes.

45,132. And that that is worth 1½*d.* to 1¾*d.* a gallon?—About that.

45,133. (*Mr. Lambert.*) Would the separated milk be worth as much as that?—Quite as much as that. Wherever it can be sold it fetches a good deal more. These co-operative dairies make it a point not to sell any separated milk, but rather to give it back to the farmers for calf and pig rearing.

45,134. Will the separated milk rear a calf by itself?—I have known cases where very good calves were reared on it, but it was the exception, and it was only where they got the milk very fresh from the separator.

45,135. Is the low value of the separated milk as a food not due partly to the poorness of the milk, because all the nutritive fats are taken out of it?—Of course, the action of the separator removes nearly every particle of fat. Separator milk ought not to contain more than ·2 of fat if it was properly separated.

45,136. Practically it would be little better than water for rearing calves, would it not?—No; you have got all the other solids, all the bone and flesh-forming constituents left in it; those are not taken out by the separator. The separator only takes the fat with a small proportion of the curd. The way that the separated milk is used by all farmers who understand the feeding of calves is this: For the first month they give the calf whole milk; after that they begin to give it separated milk mixed with whole milk, and gradually they give it nothing but separated milk. Then when the calf is about two months old they begin giving it flax seed. They buy this flax seed wholesale from the creamery; it is crushed in a little grist mill attached to the creamery and worked by the steam engine there. They give it to the calf after it has had its milk; it is merely crushed and then put into the trough after the calf has had its milk out of it. The calves have an average of about 1 cwt. for the year. The farmers buy it at about 13*s.* 6*d.* per cwt. There are about two calves reared to every three cows in Ireland, therefore you must take about 9*s.* a cow off for the cost of this flax seed for every calf raised, because you see there is two-thirds of a calf for every cow, that is two-thirds of 13*s.* 6*d.* That would reduce the profit to 1*l.* 2*s.* 4*d.* I have taken the cost of milking the cows and carting the milk into the creameries as being equal to the cost of producing the butter at home and sending it to market, but as a matter of fact the cost of milking the cows and sending the milk to the creameries is only about one-half what the making of the butter at home comes to. You have the cost of packages for instance. The packing of 145 lbs. of butter, which would be the amount produced from 435 gallons of milk at 1 lb. of butter to every three gallons—the cost of packages for that alone would be close on at 5*s.*; then you have salt, you have coal, you have labour and churning and you have a certain amount of brokerage charged on the butter when you send it to the market, the amount of the brokerage depending entirely on the market you send it to.

Farmers profits from dairy societies.

45,137. (*Viscount Cobham.*) You think, therefore, that the actual return to the farmer in supplying milk is understated?—It is understated; I know it to be more than has been stated. Another thing is that I have taken the average price of farmer's butter last year in Ireland to be 8*d.* per lb., but I do not think it was that.

45,138. Against your 11½*d.*, I think, it was?—Yes, the 10¾*d.*, which was the average for the creamery.

Comparative results from creameries and home dairies.

45,139. You have been speaking as to what are the comparative results of the creamery and home dairying as to the manufacture of butter, have you anything further to say upon it?—Of course it is easy to see why the creamery pays so much better than home-dairying. At the creamery they can produce a pound of butter from about 2½ gallons of milk instead of requiring 3 gallons of milk; then they sell that pound of butter for 10¾*d.* instead of 8*d.* If you put those two factors together it works out to this difference to which I have called the attention of the Commission. There is another thing that I have not yet mentioned. This 6*l.* 8*s.*, which is returned for each cow on the creamery system applies to all kinds of districts whether they are good, bad, or indifferent. In some of these districts where the dairies are working they are very poor indeed; others are situated in the richest parts of Ireland. Over and above that 6*l.* 8*s.*, the farmer gets on his invested capital 5 per cent., and he gets a share in the profits on the milk supply.

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45,140. (*Mr. Little.*) You have nothing in Kerry at present?—We are starting at present eight new creameries in Kerry.

System of butter-making.

45,141. Have you any special system of butter making?—Yes. The butter is made in this way. The cream stands from 24 hours to 36 hours to ripen after it is separated; it is in some dairies refrigerated as it comes from the separator; then it stands in Schwartz's cans in a cooling trough and is kept at a certain temperature until the lactic ferment is created in the cream. When the creamery manager or dairy maid, whoever is put in charge of it, considers that the cream is ripe for churning, it is thoroughly mixed and put into the churn, and when the butter comes a small quantity—a few gallons—of very cold water is added to the churn and the churn is slowly revolved; that frees the butter from all the butter milk—the granules. Then it is taken out and lightly sprinkled with very dry fine salt. Then it is put on a butter worker and it is worked about two or three times round to incorporate the salt with the butter. It is taken off then and allowed to stand for some hours, which allows the salt to get thoroughly incorporated with the mass of butter. Then it is finally worked on the butter worker and packed in hundredweight casks, half-hundredweight casks, and half hundredweight and quarter hundredweight pyramid boxes, and what are called cools—that is a sort of tub, rather wider at the top than at the bottom; some of it is packed in pound and two pound rolls for the London market. If it is made in the hot weather we are at a disadvantage, because we have no ice, and it is very hard for us, because we must get the water cold enough to make the butter firm for working. If you cannot get the butter firm before it is worked the result is that you have an undue percentage of water in it; if on the other hand you have ice, there is nothing to prevent you working the per-centage of water down to 10 or 11 per cent. if you like, although it is not desirable, I think.

Distinction between co-operative and proprietary dairies.

45,142. (*Viscount Cobham.*) Do you dispense with the washing process?—We do not wash it at all. We do not believe in washing it, because that spoils the grain of the butter and its texture, and it spoils its flavour also. People who are judges of it say it spoils its keeping qualities. I should like to make this distinction between our co-operative dairies and the proprietary dairies a little plainer, if I might. The first creamery dairies that were started in Ireland were started on the proprietary principle; that is, a small body of individuals, owned the whole concern and worked it for their own profit. As a matter of fact, they were in very few cases successful, and at the present time there are several of them in the market which the farmers are thinking of purchasing themselves, and working as co-operative creameries. They only paid one price for the milk, and wherever they did try to buy according to the quality, the farmers were not allowed to be present at the testing of the milk, and so did not believe that they were fairly dealt with, and they were sometimes led to stop supplying the creamery because their price was reduced. Then they used to sell the separated milk, the butter-milk, back to the farmers again, and that had several bad effects. In the first instance, the farmer did not buy enough of it for his own stock; sometimes he did not buy it at all rather than pay a price for it. Then there was another thing happened. Sometimes, some of this milk was left over for a time; it was not all taken away immediately by the farmers, and rather than lose this milk, it was kept from day to day in the skim-milk tank. Fresh separated milk was added to it, and the whole mass of milk became contaminated. When the co-operative dairies were first started in the country, it was alleged that the separated milk had a very injurious effect on young stock. That charge was almost entirely due to the fact that hitherto they had only got this milk which was sold at 1*d.* a gallon, and which had very often been kept in dirty tanks, and which had turned sour before being brought

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home. In the joint stock system which followed the proprietary system, shares were owned in some cases by the farmers, and in other cases by people who had no connexion with the farmers, but the profits were all divided in proportion to the shares. It generally happened that the management of these creameries got into the hands of half-a-dozen men with more money than their neighbours. Their object was to keep down the price of milk as low as possible, in order that they might earn a big dividend, so that it was practically the same in effect as a proprietary concern. Several of these joint stock companies have been converted into co-operative dairies, and, as I have said before, several proprietary concerns are now offered for sale to the farmers' co-operative societies, if they wish to take them up.

Fixing price of milk.

45,143. How do you fix the price of the milk you take?—The price of milk is fixed in this way; you take the quantity of butter produced and the amount that it realises when sold, you estimate the value of any quantity on hand, you deduct from that all the working expenses and then there are tables issued by our society which enable the manager to calculate the price he can pay for milk producing, we will say, 4 per cent. of butter fat, when the price of butter is at 98*s.* per cwt. and allowing a reasonable amount for working expenses, I might say, roughly speaking, that 1*d.* per pound is generally allowed for working expenses.

45,144. Is that the price you charge to the farmer?—That is the price which is charged to the farmer.

45,145. Irrespective of the market?—That would be irrespective of the market in any case.

45,146. (*Mr. Little.*) Do they know beforehand what they are going to get?—No, not in the co-operative dairies.

45,147. Do they learn it periodically?—Yes. Some dairies pay once a fortnight and others once a month. In the proprietary system they had to quote a price to the farmers in advance.

45,148. They had to contract in fact?—They had to make a contract. Last year one proprietary creamery contracted to buy the milk of the farmers at 4*d.* and that smashed them up, they could not pay it.

Treatment of creamery sewage.

45,149. (*Viscount Cobham.*) Have you got reliable scientific information with regard to the treatment of creamery sewage?—We have absolutely no information on it, and we cannot get any. I wrote to the Board of Agriculture and asked if they could get us any information as to how to deal with it, and they referred us to the Irish Local Government Board; I wrote to the Irish Local Government Board and they told us that if the creamery sewage was either used to irrigate a piece of land (which the creameries do not possess), or if it was passed over a large filter bed (which the creameries had not the money to erect) it would fulfil the necessary conditions; but that if any of the creameries discharged their sewage into any watercourse or river, they would be liable to an action at law. As a matter of fact the authorities have threatened to close up one co-operative creamery now which is discharging its sewage into a stream, although the whole drainage of a village, which is above the creamery goes into the same stream. But the authorities do not suggest any remedy at all, they simply tell us that we must not dispose of our sewage in this way.

45,150. (*Mr. Gilmour.*) Has it been proved that the fish in this stream below the creamery are killed?—I do not think there are any fish in it; there are, perhaps, a few small trout. I know several streams where sewage is run direct from the creamery into the stream, and so far from it being the case that it kills the fish I have myself seen large trout waiting for the sewage to be discharged.

45,151. From the creamery?—Yes.

45,152. Of course, ordinary sewage from a village does not injure fish?—No. There is a system which we are thinking of trying in one creamery as an experiment, it is called the Oxygen Purification System. It consists in running the sewage into several tanks and treating it there chemically in order to induce a tremendous growth of micro-organisms which will destroy all the organic matter in it. But that will be very expensive, and it will be only an experiment after all, and we do not know whether it will pay or not. Creamery sewage contains a lot of albuminous matter which is very hard to get rid of.

45,153. (*Viscount Cobham.*) Have you investigated the subject of the artificial ripening of cream?—On that subject we have hardly any information. It is known very well in Denmark and Sweden. There you can buy the milk cultures and you can introduce them into the cream and ripen the cream according to a fixed rule. In Ireland we have to ripen it by rule of thumb. We have no information on it at all.

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Artificial ripening of cream.

45,154. Have you a fixed standard for pure milk?—Whenever the milk went below 2·75 of fat the creameries as a general rule used to prosecute; they do not prosecute now because they merely pay for it according to its quality. But it is felt that this standard is an absurd one, and that no milk ought at any time to show such a small per-centage of fats. Our figures go to show that it is never below 2·85, and that is when cows have just calved, and their milk ought not to be sold, because it is not fit for use. What has been suggested from time to time is that there should be two standards adopted, one, 3 per cent. of fats from January to July, and the other, 3·25 per cent. from July to December.

Standard for pure milk.

45,155. And that that standard should be enforced?—Yes. Even that would allow people whose cows produce rich milk to water it down tremendously.

45,156. Is there any systematic instruction in cheese-making in Ireland?—A very little instruction was given in one or two cases, but it came to nothing. There are times in the year when cheese might be very profitably made, times when butter is low. Cheese maintains its price more regularly than butter does. But we do not know how to do it. We do not know anything about it, and have no way of getting the information.

Instruction in cheese-making.

45,157. Are those subjects in which you think investigation should be made by some central authority?—I think if we had information on these subjects of the treatment of the creamery sewage, and the ripening of cream, and if we had some standard established for pure milk, and some instruction in cheese-making and the preserving of the cream it would be a great help to us. The only dairy in Ireland that I know of at present which sells preserved cream, is a dairy owned by the Surrey Dairy Company. This dairy is situated in the county of Cork, not very far from Doneraile, where the agricultural bank has started. They send the cream across to Guildford in steel cans, and it comes back in little crocks and is sold in Dublin retail; after having been sent over to Guildford to be treated it comes back to be sold in Ireland again, and the people pay 4*s.* a quart for it, which is equal to 4*s.* a lb. for butter. We have no information about that; we cannot find out how it is treated. We have only one dairy instructor for 200 creameries.

Dairy instruction.

45,158–9. Is that the extent of dairy instruction at present available?—He is the only itinerant instructor. There were two ladies who were appointed who used to go about and lecture at various places, but I do not think they are employed at present, in fact I am sure they are not. This young man was employed by the Commissioners of National Education, and he is under their control. He goes out from Glasnevin and we get reports of his visits to the co-operative dairies with the notes he has made about what he considers is done wrong there. Last year he did not visit more than one third of them, although there were only 33 at work. It would be absolutely necessary that these dairies should be visited at least three times a year in order to do any good at all. I might mention about dairy instruction that this Agency Society which undertakes the sale of butter has given a good deal of instruction in butter-making. It has got an expert who is an inspector of butter in connection with the agency, and whenever it is found out that a dairy is making inferior butter this man is sent down to the dairy at the expense of the society. The dairy people are not told whether he is coming or not, but he is just sent down there so that he can at once put things to rights. I have known cases where the value of the butter has increased from 10*s.* to 15*s.* per cwt. in consequence of his visits.

45,160. Those visits were made in connection with the Agency Society?—Yes.

45,161. Does your Organization Society do any work of that sort?—We have no funds for it, but we should like to do it, immensely, if we had.

45,162. Is it within the scope of the Society?—Several times we have paid this man's expenses in going to dairies where the case was urgent.

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Munster dairy school.

45,163. The best known dairy school in Ireland is the Munster Dairy School, I believe, is it not?—The Munster Dairy School is the most important one. They have done very good work in the country and they are trying to extend their operations. They are trying to get a grant from the Government of 8,000*l.* in order that they may acquire some additional land. The farm which they have got at present is much too small, and they have only got accommodation for 36 pupils, so that it is very hard for them to give much instruction. They have trained a number of pupils up to the present. Since the school was opened in 1880, 799 female pupils and 144 male pupils have been trained. Then they have three dairy sessions of two months each for girls and one from the 20th July to 20th December for boys; but as you remark there is not much use in a dairy session that only lasts for five months in the year. It ought, at all events, to last for a complete year to be of any use. The fees that they charge for girls are three guineas for a session, and for boys seven pounds. That includes maintenance.

45,164. Are these fees generally paid by the parents?—Yes, and sometimes they are paid by the owner of a creamery or by the committee of a creamery who have got a girl they want to have trained.

45,165. Do the farmers realise the advantages of this training?—At first they did not, but now they seem to be much more alive to it because they see it has brought about a great improvement in the making of butter. The local committee of this Munster Dairy School subscribe a certain sum of money towards the manager's salary; they give 50*l.* a year for that, and they also give about 50*l.* or 60*l.* a year in prizes.

45,166. What has the effect of the school been on the quality of Irish butter?—It has improved enormously, not only in the immediate neighbourhood but also in other places where these dairy maids have been sent. One of these dairymaids is at present employed by one of the county councils over here as dairy instructress, and she is looked upon as a great authority.

Improved quality of Irish butter.

45,167. Has the quality of Irish butter generally enormously improved of late years from this and other causes?—Yes. I think you may take it that except in two counties it has improved.

45,168. What counties are those?—Kerry and Clare. I do not think it has improved at all there. Creameries have not been generally introduced in either county. At present a number of new creameries have started, but they are only building their dairies in Kerry, and there are only two or three dairies started in County Clare.

Export of Irish butter.

45,169. Has the quantity of butter exported largely increased?—I do not think it has. Butter has been so unprofitable latterly that it would be rather decreased than increased, I think, unless the increase is due to the increased output of creamery butter. It is very hard to get any reliable information about the export of butter from Ireland. There is no record whatsoever kept at Dublin of the quantity of butter exported. There is a record kept at the other ports but not at Dublin. It is estimated by various people that the value of the butter exported is about seven millions or eight millions sterling, but I do not think it is so much.

Munster dairy school.

45,170. (*Mr. Little.*) No record is kept on this side that you know of, I presume?—I think that no record could be kept very well here, anyway nobody has been able to get it. This Munster Dairy School has another point about it which is perhaps not connected with dairies. They have got no sheep on the farm and they cannot give the boy students any information about sheep, and they have only got 126 acres of land, which is entirely inadequate. What they want the Government to do is to give them 8,000*l.* to increase the accommodation for pupils, and to give them an annual grant equivalent to the average which has been contributed by the Board of Education for the last seven years; they will then go to the boards of guardians in the County Cork and elsewhere and try and get the guardians to levy an educational rate of ½*d.* in the £. If they can get this done they will be able to get a sum from the Science and Art Department equivalent to the grant locally raised which of course will give them funds for much greater effort.

45,171. (*Viscount Cobham.*) Is there a technical education grant for Ireland as in England?—Yes.

45,172. How has that been expended?—The total amount is about 9,000*l.* I think, 5,000*l.* of which goes to the Royal Dublin Society. The Royal Dublin Society at their last meeting decided on withdrawing from the Munster Dairy School an annual grant of 50*l.* which they used to give it. These are the actual figures:—The gross expenditure of the Commissioners of National Education upon agricultural education in 1893, as per their report, was 9,692*l.* 19*s.* 8*d.*, less received per produce of farms, pupils' fees, &c., 5,182*l.* 6*s.* 2*d.*, making a total expenditure of 4,511*l.* 13*s.* 6*d.* Then there was the grant of the Royal Dublin Society for the improvement of horse breeding 5,000*l.*, making a grand total of 9,511*l.* 13*s.* 6*d.* That is all that is given to Ireland for educational purposes.

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Expenditure on agricultural education in Ireland.

45,173. It is much more than that, is it not?—That is for agricultural purposes. In England, I believe, about 73,000*l.* is paid. Denmark pays 35,000*l.* a year, and it is only a quarter the size of Ireland, and they have raised the production of butter in Denmark from a million and a quarter in 1865 to over five millions.

45,174. Pounds sterling?—Yes.

Glasnevin model farm.

45,175. Have you anything to tell us about the Glasnevin Model Farm?—I cannot give you much information about that. I have been connected with the Munster school for some years. I have been on its committee and I knew the working of it very well as I have taken a great interest in it, but I have never had anything to do with the Glasnevin Model Farm, except knowing that pupils have been trained there—and very well trained, as far as it goes. I do not think in either place they have got sufficient land or sufficient means of giving practical instruction. We always find about the girls and men trained in the Munster Dairy School that they know the A B C of their business very well, but they have only been taught how to play at butter-making, and whenever they come into a big dairy where they have to deal with thousands of gallons of milk and hundreds of pounds of butter, they become utterly bewildered and lose their heads. So we insist on every manager and dairymaid first spending a term in one of the existing dairies, where they learn the practical part of the business, after they have learnt the theoretical part at the Munster Dairy School. We find that that is the only way in which they can get a thorough knowledge of the business.

Relation of Irish Agricultural Society to dairy societies.

45,176-8. What is the relation of the Irish Agricultural Organisation Society to the Dairy Societies?—It is purely an advisory body; it does not exercise the least control over them in any way whatever. They come to us when they are in trouble and ask for advice and assistance on every conceivable point. We are asked to give them advice on legal points connected with their rules and we give them much technical instruction as to their machinery, where to buy it, what kind of machinery to use, how to construct their creameries and how to manage their business generally. Then we get them the best information we can about markets and about the latest developments of dairying in other countries.

Number of cows to a creamery.

45,179. (*Mr. Lambert.*) How many cows are necessary to keep a creamery going?—Not less than 500.

45,180. How big an area would that embrace?—You ought to get that number of cows easily within a radius of two miles: you ought to get it within a mile and a half of the creamery.

Water supply of creameries.

45,181. Is it necessary to have a large supply of water at the creamery?—Yes.

45,182. A very large supply?—About 2,000 gallons a day; it does not follow that it need all be pure spring water, but there ought to be a large quantity of water used in keeping the place thoroughly clean and in sluicing it frequently. Then you want a large quantity of water to cool down the cream; the water has to be freshly pumped into the cooling tank where the cream is put to stand, and it has to be kept moving, because if you allow it to remain standing in the tank it gets heated, of course, in the hot weather.

Foreign competition.

45,183. To what do you attribute the price going down 1½*d.* a pound between 1893 and 1894?—To foreign competition entirely.

45,184. Entirely foreign competition?—Yes.

Co-operative sale.

45,185. Have you perfected your scheme of co-operative selling?—Yes; but that would not affect the foreign competition; it would simply reduce the cost of selling; it would not level the prices up in any way; it could not tend to put the prices up.

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45,186. I do not know that it would give you a larger price?—It would not return for the butter a larger price, but it would return to the farmer a larger profit, because it would save the middleman's profit.

45,187. How have you arranged your co-operative selling; have you agents in London?—Yes, and in Manchester.

45,188. How are they paid?—They are paid a commission on the sales, they guaranteeing a certain percentage on the bad debts. They get 1 per cent. on the sales, and they guarantee 10 per cent. of bad debts. They get no salaries.

45,189. They are something like the ordinary commission agents, are they not?—Yes, but instead of carrying it on on their own hook, they are working for this association of farmers, and are liable to be dismissed at a month's notice if they misconduct themselves, and then they can only sell to such persons as the society approve.

45,190. Where is the committee of the Society; does it come to London?—No, it stays in Limerick.

Reputation of Irish butter.

45,191. Do you think that your Irish butter is gaining favour in the London market?—I think it is. It has got a good deal to contend with in the way it is treated by the railway companies. It arrives in a very bad condition; frequently it arrives with the packages broken, and with dust and dirt mixed up with the butter.

45,192. What kind of packages do you send it in?—To the London market it is chiefly sent in half hundredweight packages. A good quantity of it is now made up in rolls in the same way that the Brittany butter is sent off, that is, 12 two-pound rolls in a box.

45,193. Do you anticipate that the Irish butter made under the creamery system will take the place of Brittany and Danish butter?—It would be impossible to foresee whether it would or would not. We are trying to do our best in that direction.

45,194. Do you think it is edging its way in?—We would have to undersell them to do it, because that butter has got a great name in the London market.

45,195. Do the creameries in Ireland produce a uniform quality of butter?—Pretty nearly. There are, unfortunately, cases where creameries do not make the butter quite as good as they ought to, but that is entirely due to defective training or carelessness. It may in hot weather, such as we had two years ago, be due to the want of ice.

45,196. Of course, you know that the system which is pursued in France is different from your system?—I know it is.

Creamery system and factory system compared.

45,197. Would you consider that the creamery system is preferable to the factory system?—In Ireland it is certainly, because you would have to reform the conditions of Irish dairy farming altogether if you wanted to adopt the factory system, and you would have to teach every woman who makes a pound of butter in Ireland how to make it properly, you would have to build new dairies on special and proper principles, and you would have to have a system of inspection which would ensure the dairies being kept properly clean. You must recollect that the bulk of the butter which comes from Ireland is manufactured in districts where the people are untidy. I have known cases where some of the butter made in County Kerry was stored in a room where there was a patient suffering from typhus fever.

45,198. And I believe it is frequently kept where the family live?—I have seen the butter put for the cream to rise under the bed which was occupied by the whole family, where there was only one room for the family to live in, where the pig was in one corner, the cow in another, and the bed with the milk under it in another.

Working expenses of creameries.

45,199. (*Mr. Giffen.*) Referring to the table on the top of page 5 of your brief, would you tell me whether the column of working expenses includes the expenses of conveying the produce to market?—Yes, that is so.

45,200. Is that the chief element in the working expenses?—I do not think it is. It would be one of the most important expenses, but I should think that the wages would be almost the most important.

45,201. The working expenses altogether come to about 10 per cent. of the gross returns?—Yes, about that.

45,202. If the freight is the chief item, say, half of the total, that would mean that not more than 5 per cent. of the gross return is spent in freight?—About 6 per cent., I think, would cover the working expenses of a properly managed and large creamery with a sufficient supply of milk, but, of course, where you have got a small supply of milk the whole working expenses have to be spread over a smaller quantity, and consequently the proportion would be heavier.

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Freight on Irish butter.

45,203. Would that not go to show that freight is not a very serious matter for butter production in Ireland?—The freight is a pretty serious item and it is taken into consideration in the price which is paid for the butter. As a general rule the purchaser pays the freight, but that is deducted off the price and therefore it would be of course charged as working expenses inasmuch as it would be taken off the price that was realised by the sale of the butter and would reduce the net return.

45,204. Still unless it all appeared in this column it would not show the proportion of the freight to the gross return?—No. But it would be impossible to do that because the butter is sent to so many different places, and where the consignee pays the carriage on it it would be very hard indeed to make an estimate of what the total freight on the output of the creamery would be. Roughly speaking, I should think it would be about 35*s.* a ton.

45,205. How much would that be per cent. upon the gross income from the butter?—It would be about two per cent.

45,206. It is not a serious element then in the cost of the butter?—No, I do not think it could be very serious. Of course that 15,398*l.* for working expenses includes depreciation.

45,207. (*Mr. Little.*) And interest on loans?—The interest on loans and the interest on share capital would come out of this 1,992*l.*

Loss by bad treatment of butter in transit.

45,208. (*Mr. Giffen.*) Still, I was desirous to have an idea of how much the butter producers of Ireland were damnified by having expensive freights to pay for reaching the market in England?—They have very expensive freights to pay if they send small quantities of any article to England. For instance, if they want to send a single hundredweight of butter to Glasgow the rate from Limerick to Glasgow is 2*s.* 3*d.* for a single hundredweight, whereas a Glasgow shopkeeper can get in a hundredweight of butter from Copenhagen for 1*s.* 8*d.* The difference in the way that the butter is treated is rather striking. The Danish butter is sent in without any cover, except the wooden case that it is put in; it is all packed in hundredweight casks. The Irish butter is not only put in these packages but it is carefully wrapped in one and sometimes two canvas covers. In spite of that I have seen the firkins and boxes arriving in such a filthy condition that positively if you did not know the butter inside was good, you would not look at it a second time.

45,209. Still there is not much difference between 2*s.* 3*d.* per hundredweight and 1*s.* 8*d.* per hundredweight when the butter itself comes to over 100*s.*?—It is when you take into consideration the difference in the way in which the butter is treated. When, perhaps, you lose a pound or two pounds on each package by having to scrape off the top of the butter and some of the sides in order to get rid of the dirt that is driven into it by the way it is banged about on board ship, that makes a serious difference. The purchaser, at any rate, will take that into consideration, and he will not pay within 2*s.* of any price that he will pay for butter which has not been damaged in transit.

45,210. Do you include in this estimate that butter which is scraped off in the way you describe?—No, we have no means of ascertaining that.

45,211. You only include the net amount?—The net amount that is realised by the sale of it.

45,212. So that if that wastage could be prevented the return to the Irish producer would be so much more?—The value of the output would be increased by so much.

Situation of creameries.

45,213. I understand from what you say that the creameries are in the south of Ireland mainly, and not in the north?—They are in the west and the south—the south-west really. You may say they are nearly all in Munster.

45,214. Would you consider that the creameries exist in the best parts of Ireland for producing butter?

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—Yes, I think so. I think the districts where they exist are certainly amongst the best producing districts.

Bad treatment of butter in transit.

45,215. Are they good pastoral districts?—They are. I might mention that in 1893 I was over in Manchester for six weeks looking after this Agency Society, which had been established for the sale of butter. I had to go there when it was being started and look after it. That year was very hot, and I saw butter coming in from Ireland frequently, and delivered by the railway companies in a liquid condition, so that you could have poured it out of the boxes. I have seen it coming in when the cask and the butter and the paper which went round the butter were all mixed up, so that you could not tell one from the other; you saw the staves of the firkin sticking out of a lump of half melted butter. When you went to the railway companies for compensation they told you it was the act of God. The act of God consisted in leaving this butter to rest in their yards under a broiling sun instead of delivering it.

45,216. A little ice would have prevented it?—Yes.

Co-operative purchase of manures and feeding stuffs.

45,217. (*Viscount Cobham.*) I believe you wish to add something as to the working of the other societies which you represent?—Yes. The other societies which have been formed by us were, in the first instance, generally formed for purchasing farmers' requirements. It might be interesting to the Commission to know that there are some societies established in the County Kilkenny which have been able to buy super phosphates containing 26 per cent. of soluble phosphates at 2*l.* 10*s.* per ton landed in Dublin, the carriage from Dublin to their station being 7*s.* 10*d.* per ton; they being able to buy super phosphates containing 30 per cent. at 2*l.* 15*s.*; 33 per cent. at 3*l.* 1*s.* 3*d.*, and 35 per cent. at 3*l.* 6*s.* 9*d.*, plus 7*s.* 10*d.* per ton with 2½ per cent. discount off for cash. All the local prices charged for the same article were 5*l.* to 5*l.* 15*s.* per ton; and they got no guarantee as to quality, because that was before the Fertilisers and Feeding Stuffs Act came into operation. These societies therefore have actually effected a saving of 2*l.* a ton in the first year's purchase of these articles by going to the manufacturers instead of to the local dealers. The Fertilisers and Feeding Stuffs Act was never put into operation at all until these societies were started. These societies make use of it. They get samples taken and analysed and so the poorest member of one of the societies now can have his ¼ cwt. or any quantity he buys of any fertiliser tested and examined, and then he knows what he is paying for. These societies, which consist of about 200 members in each case, the value of their purchases amounting to between 2,000*l.* and 3,000*l.*, have, it is estimated, saved close on 2,000*l.* on the purchases, which they made in a few districts in Kilkenny. This is only the first experiment we have made in agricultural co-operation. They have bought turnip manure containing 20 to 22 per cent. of soluble phosphates, 7 to 10 per cent. of insoluble phosphates and 1 per cent. of ammonia at 3*l.* 7*s.* 6*d.* per ton, the local dealer charging 5*l.* 10*s.* 6*d.* Add to the 3*l.* 7*s.* 6*d.* 7*s.* 10*d.* for carriage and you will see there is a saving effected as nearly as possible of 1*l.* 15*s.* per ton. They have bought seeds with almost the same result, they have bought machinery and effected an enormous saving on it. One society has bought a thorough bred and a shorthorn bull, it has bought two stallions, a thorough bred stallion, and a cart stallion; it has hired a large disused mill for the storage of the corn grown by the members; it has undertaken the sale of the wool grown by the farmers to the manufacturers; it has bought threshing machines for the use of the members and corn drills. There is another point I should like to bring before the Commission. There are certain forms issued by the Board of Agriculture over here giving instructions to purchasers of fertilisers and feeding stuffs, how to take samples and to have them analysed; no such forms exist in Ireland, and they have never been published by any body in that country which has been interested with the administration of the Act of Parliament, and we cannot get them there from the Queen's Printers or any one else. We represented the matter to our Local Government Board, who are the responsible body, and they told us that they had never even heard of the forms.

Sampling and analysis of manures.

45,218. Do not your local authorities concern themselves with such questions?—The local authorities never bother themselves about it, because the local authorities are very largely composed of men engaged in selling these manures whose interest it is to keep the working of that Act as much as possible in the background.

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45,219. The provisions of such Acts of Parliament are generally explained here by the county councils, have you nothing of that sort in Ireland?—No.

45,220. (*Mr. Giffen.*) I believe you have no special agricultural department in Ireland?—We have none.

45,221. (*Mr. Little.*) Have you applied to the Board of Agriculture in England?—We applied to them and they referred us to the Local Government Board for Ireland. In the end we had to have these forms printed at our own expense, and they are forms prescribed by the Act of Parliament.

45,222. Why do you not get a question asked about it in the House?—When Mr. Plunkett goes back I suppose he will ask a question.

45,223. (*Mr. Clay.*) What did the Local Government Board in Ireland do in answer to you?—They told us they had never even heard of these forms, and that they did not issue them.

45,224. Were the high prices you have mentioned those charged by small dealers?—Yes, as a matter of fact every week I get circulars from the manufacturers giving the prices to the individual purchaser of these articles, and they average about 5*l.* Take superposphates with 25 to 27 per cent of soluble phosphates, the average price is about 5*l.* to five guineas per ton; that is the very article that these people have been able to get for 2*l.* 17*s.* 10*d.* delivered at their nearest railway station, and this 5*l.* and five guineas per ton means delivery in Dublin, so that it would have 7*s.* 10*d.* added on to it if I wanted to send it to the particular station these people want it at.

45,225. (*Mr. Gilmour.*) With reference to what you are wanting to get done at the Board of Agriculture, do you refer to the leaflets alone, or do you refer to the forms of analyses?—Both; the instructions to purchasers such as are issued by the Board of Agriculture and the forms prescribed by the Act of Parliament which are to be filled up by the local authority.

45,226. These leaflets are issued really to every person whether in Ireland or in any other place who applies for them?—I wrote to the Secretary of the Board of Agriculture, and he referred me to the Local Government Board for Ireland.

Farmers' Supply Association.

45,227. (*Mr. Clay.*) Have you anything in Ireland in the shape of Farmers' Supply Associations the same as we have in Scotland?—That is what we are seeking to form in the case of these local associations and then to federate them into a strong body.

45,228. For your information I would recommend you to examine the principles of the Farmers' Supply Association which we have in Scotland. The Association is governed directly by the landlords and the farmers, and they send out a price list every week or every month which keeps the farmer in close touch with the prices of the articles that he is using, and of every commodity that he wants on the farm, such as manures, cakes and machinery?—Such an association would be very valuable indeed. I think one of the points that would be admitted about these associations of ours is that they are a great advantage to the small occupier. The small occupier was formerly completely in the hands of the middling people in making these purchases. In buying seeds, for instance, he had to take whatever seeds were given to him; he could not ask any questions, and he had no redress if they were bad. He can now get his seeds just as his richer neighbours can get theirs. He can buy just the same as the rich man, and like the rich man he can get them comparatively speaking at a lower price.

45,229. (*Viscount Cobham.*) How did you establish these societies; was there not a considerable difficulty at first starting?—We had very great difficulties to encounter from the trade. We were threatened by all sorts of things. We were threatened to be boycotted and we were threatened with personal violence, but in spite of that we determined to carry it on. I have here a circular which is a unique thing in its way. It is a circular issued by a body of these local traders, and this is one of their resolutions. "That we invite the co-operation " of all traders in town and country districts to support " us and that every trader in this association do with- " draw orders and close accounts with any manufacturer " or producer who tenders in future to, or supplies " directly or indirectly, co-operative societies."

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45,230. (*Mr. Clay.*) We were met in the same way in Scotland and were threatened to be boycotted by the traders, but of course we paid no attention to that and now we have become a very prosperous society, paying about four or five per cent. on the capital invested. If you like I can give you an address which you can apply to and get all the information as to our Farmers' Supply Association. I can assure you it is working most admirably?—I should like to have that address immensely; it would be a very great benefit to us to get all that information.

45,231. (*Sir Nigel Kingscote.*) You say this Association has done away very much with the middlemen in buying, but how was the butter sold? Suppose any small man had butter to sell how was he able to do it; did he take it to market, or was there what we call in this country a higgler, who went round and bought it, and was the small man very much at the mercy of the higgler as to price?—It was done in both ways. In some cases they used to take into the market their butter, or whatever it might be, and sell it there to the highest bidder, and just as in buying pigs the highest bidder did not very often exist, because these people had arranged beforehand what prices they would pay. They were all working in with each other and paid a certain price for middling butter, a certain price for indifferent butter, and a certain price for bad. In the case of eggs, the eggs are collected by people who are called in the west of Ireland "egglers." They go about with a cart and packing cases, and they pick up the eggs along the road and take them away. They barter tea or sugar or things like that for these eggs, or pay cash. These eggs are very often kept for a month or six weeks, then they are put on the market, and I believe they are classed over here as "eggs"; they are not said to be "new laid" or "fresh," but "eggs" merely. The effect of that is, of course, to run down the quality of the Irish eggs. Now we have started in connexion with these creameries a system of collecting eggs from the people who supply milk. They bring in once a day with the morning's milk the eggs, which are sent away every day fresh out of the creamery packed in proper cases and with proper straw. Some of these local egg dealers, however, use musty straw, which would spoil the best egg in the world and the freshest. The straw is carefully selected at these creameries, and we are already getting a very good name in the English market.

Marketing of eggs.

45,232. Do you get any more money for them?—Yes, much more, because we can guarantee that they are fresh.

45,233. (*Mr. Giffen.*) What sort of prices do you get?—The present prices for eggs are very low. They would range, I think, about 6*s.* 6*d.* a hundred, or something like that; but after a time, this Association for the sale of the produce intends, as the capital increases, to start retail centres over here for the sale of this produce. But you cannot do a retail and a wholesale business together; you must either do one or the other. If we attempted to do both now, the wholesale men would give up buying their supplies of us, so that we have to make use of them for a time.

45,234. The price you mention comes really to about 9*d.* a dozen?—It comes to hardly as much as that; that is for the very best of them.

Management of co-operative societies.

45,235. (*Viscount Cobham.*) Does your agricultural society keep a supervision over these co-operative societies which have been formed?—Continual supervision; but we cannot, unfortunately, dictate to them how they shall do their business; we can only advise.

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45,236. Do you find that the management on the whole is businesslike?—Yes, I think it is, very; it is wonderfully so. There is another feature about it, which I think is even more encouraging. We have started these societies in places where the feeling was not very good between the landlord class and the tenant class, and we have always found that the formation of a society like this has taught them business habits, and that they have, in a great measure, given up this bickering which they used to go in for before. We have seen cases where the local landlord—perhaps not a very popular man at one time—has been appointed chairman of the society, and he and his neighbours are living in perfect harmony with each other, simply because the society has formed a link between them and a place of meeting where they could all come together and transact business without raising contentious matters. We have found that it has had an excellent effect in that way.

45,237. What class of people are the boards of management generally drawn from?—They are drawn altogether from among the best men, the most sensible men in the community, quite irrespective of what their means may be, or their share qualification.

45,238. Farmers and consumers?—No, altogether farmers.

45,239. (*Mr. Gilmour.*) Altogether from those who are supplying?—Altogether from those who are shareholders and connected with the shareholders.

45,240. Is a landowner chairman?—Generally, if a landowner is willing to take the post they always like to have him. I should just like to say how these societies work. Some of the supply societies, as we call them, which have been formed for purchasing farmers' requirements, buy for cash, and others for credit. Those who buy for credit give security to the manufacturer for the repayment of their accounts. The security is given in this way. The committee in that case are composed of the largest shareholders, and the most solvent farmers in the parish. Those men are put on as a committee; they give their individual and joint security to the manufacturer that the accounts shall be paid. In addition to that they collect a per-centage on the purchase money which is paid down as an insurance fund against bad debts; that is held over until the end of the year when the accounts become due, and if any man becomes a defaulter his account is paid out of this deposit that is collected and he is proceeded against by his society and expelled from the society for his default. In the selection of members of the society, great care is exercised just as in forming an agricultural bank. Another safeguard that they make use of is that supposing a man wants to buy a larger quantity of manure or seeds than they think he can pay for or wants, the committee cut his order down to proper dimensions before they sanction it.

45,241. (*Viscount Cobham.*) Are these supply societies distinct from the co-operative agricultural societies?—They are all co-operative, inasmuch as they are all worked or governed by the members, and if they make a profit that profit becomes the property of the members in proportion to their trade done with the society.

45,242. (*Mr. Gilmour.*) Are they entirely distinct from the creameries?—Yes; except that the creameries are undertaking this particular class of business, and in some cases are buying seeds and manures for their members and so forth. Most of these societies have a rule—which is a very good one in Ireland—that no religious or political matter shall be introduced at their meetings. That is absolutely necessary.

The witness withdrew.

Adjourned to to-morrow at 12 o'clock.

Eighty-sixth Day.

Friday, 5th April 1895.

PRESENT:

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
SIR ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
GEORGE LAMBERT, Esq., M.P.
WILLIAM CUTLACK LITTLE, Esq.
WALTER HUME LONG, Esq., M.P.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., } *Assistant*
ALAN MACKINNON, Esq., } *Secretaries.*

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Mr. FREDERIC LACY ROBINSON, C.B., called and examined.

45,243. (*Chairman.*) You are Deputy Chairman of the Board of Inland Revenue, I think?—Yes.

45,244. You are well acquainted with the subject of the Land Tax?—Yes.

45,245. And the assessments under it?—Yes.

History of the Land Tax.

45,246. Will you give us a short statement of the history of that tax, and explain how the quotas were originally established?—Yes. Whether or not the origin of the existing land tax be correctly traced to the duty called escutage or scutage which resulted from the feudal system it seems tolerably clear (*vide* Blackstone, cap. 8, Book 1) that periodical assessments of a specified sum of taxation on each county, the subsidies which preceded them, and the more ancient scutage, hydage, and tallage, were to all intents and purposes a land tax—and Blackstone appears to have been surprised at the "popular opinion" which "has "prevailed that the land tax was first introduced in the "reign of William the Third because in the year 1692 "a valuation of estates was made throughout the "United Kingdom." But there is no doubt that this so-called land tax of 1692 was in fact a property tax—in its wide sense—personal estate being as much the object of charge as landed estate, the profits and salaries of persons holding offices were also taxable so that it was also a partial income tax. The terms of the Act of 1692 show this clearly enough. They were as follows: Section 2. "That every person, body politic, and cor-"porate, &c., having any estate in ready monies, or in "any debts owing to them, or having any estate in "goods, wares, merchandise, or other chattels or "personal estate whatsoever within this realm or "without, shall yield and pay unto their Majesties four "shillings in the pound according to the true yearly "value thereof, that is to say, for every hundred pounds "of such ready money and debts and for every hundred "pounds worth of such goods, wares, &c., or other "personal estate the sum of four and twenty shillings." This assumed the true yearly value of 100*l.* to be 6*l.* The third section imposed a duty of 4*s.* in the £ upon profits and salaries of persons holding offices, &c. And the fourth section was as follows:—"And to the end a "further aid and supply for their Majesties occasions "may be raised by a charge upon all lands, tenements, "and hereditaments, with as much equality and in-"difference as is possible by an equal pound rate of "four shillings for every twenty shillings of the true "yearly value; be it enacted that all manors, messu-"ages, lands and tenements, and all quarries, mines, "&c., and all hereditaments, of what nature soever "they be, shall be charged with the sum of four "shillings for every twenty shillings of the full yearly "value." These sections prove conclusively that at the period of that Act the tax was intended to be a tax (to quote a Scotch financial expression) "on means and "substance," which was in fact the character of all the previously imposed subsidies. It was in 1697 that the land tax was imposed in its present form, namely, a fixed sum for the whole kingdom to be raised in quotas specified in the Act for counties and boroughs being places of separate jurisdiction for land tax purposes. This system was a reversion to and an extension of a plan which was adopted during the commonwealth. By the Act of 1692 (4 Will. & Mary cap. 1) was raised in England and Wales 1,922,712*l.* by a tax of 4*s.* in the £ on real estate assessed on the *bona fide* rack rental and on personal estate, 24*s.* the 100*l.* or 4*s.* in the the £ on 6*l.* the annual value thereof. Stock on land and household goods were exempted. By the Act of 1697 (9 Will. 3, cap. 10) was raised 1,484,015*l.* 1*s.* 11¾*d.* by 18*s.* per 100*l.* of personal estate or 3*s.* in the £ on 6*l.* per cent. the annual value thereof—and real estate by a £ rate the residue of the fixed sum. By this Act the proportion of tax which each district was found to have borne under the assessment made pursuant under the Act of 1692 should determine the ratio in which it was to contribute towards making up the quotas imposed by the Act of 1697. This last-named provision was introduced doubtless because there was an annual decrease in the receipts from the tax between 1692 and 1697, and it was necessary with certainty to get the amount of tax needed for the service of the year. The Acts thence forward for just 100 years were annual, and in the Act of 1797 the last of the Annual Land Tax Acts, the taxation of personal property as the object of the Act was as strongly marked as ever. In that Act after the clauses imposing upon goods, wares, merchandise, &c., and upon pensions and offices the fixed charge of 4*s.* in the £ towards raising the quotas, follow the words, "and to the end "the full and entire sums by this Act charged upon "the several counties, &c. may be fully and completely "raised and paid, be it enacted that all lands, &c. "shall be charged by a £ rate towards the said several "sums by this Act imposed." But notwithstanding this Act the taxation of personal estate to the land tax had dwindled down to a very small sum, when in 1798 Mr. Pitt introduced the Act which made the land tax on real estate perpetual but subject to redemption. The exact amounts assessed on personal property are not known. In 1799 in one division (the Tower Division, London), personal property was only charged on 227*l.* whilst lands were charged at 29,964*l.* In the year 1832–33, 5,214*l.* 8*s.* 4*d.* was the result of a tax at 1*l.* per cent. on the capital value of the personalty of Great Britain, which was, of course, absurd. The land tax on personalty was repealed in the following year 1833. It is only by way of surmise possible to come to any conclusion as to why the tax on personal estate was such a failure. The reason seems to have been that the Land Tax Act provided no adequate machinery for its assessment; this is clearly evidenced by comparing the Land Tax Acts with the Income Tax Acts of 1803 and 1806. It would, moreover, be—especially in the absence of precise instructions—a singularly difficult assessment to make, and doubtless the officials concerned shrunk from the difficult duty and the unpopularity which an attempt to enforce a strict assessment would have involved them in. In addition to this the tendency to regard the tax on personalty as a fixed

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charge upon the subjects on which it was originally levied operated in the direction of a gradual transfer to realty of that portion of the tax which was originally to have been imposed on personalty. The records of the office throw but little light on the subject, although an order of the Board made in 1798 which I hand in (*see Appendix A. XXXV.*), may be taken as showing that the assessment of personal estate to land tax was not regarded with official enthusiasm. The land tax on real estate has been regarded as, in effect, a rentcharge in favour of the public, variable it is true, but still a rentcharge; and having reference to the large quantities of lands that have changed hands, and been bought and sold subject to land tax, this seems the only practical way to look at the question, more especially in view of the large amount of land tax that has been redeemed under the statutes relating to redemption of land tax. With regard to the inequalities in the assessment of land tax there can be no reasonable doubt that the original allocation of the quotas between county and county was unequal. The allocation of the old subsidies was also unequal. Mr. Davenant, one of the Commissioners of Excise (from 1683), a financial writer of authority, in or about 1700, said, "in the ancient subsidies the "north and north-western counties have all along "been favoured, and reasons for it may be easily "assigned. Worcestershire, Gloucestershire, Here-"fordshire, Shropshire, and Cheshire were subject "to incursions of the Welsh. The four northern "counties and Yorkshire seem always to be on "their guard against the inroads of the Scotch ". . . so that the private and particular charge "in their defence which lay upon those counties "more than others might be a sufficient cause to "given them ease in all public burdens." Gilbert in his treatise on the Exchequer, says "the six associated "counties, London, Middlesex, Kent, Sussex, Surrey, "and Hertford being not spoiled and pillaged in the "civil war, and more hearty to the new Parliament "Interest were taxed higher than in any other counties "in England"—presumably he means according to their real wealth. In 1692 when a new valuation was made for the purpose of raising the so-called land tax those who were favourable to the Revolution returned their estates at a higher value whilst those who were hostile to it took a pessimistic view of the value of their property, and thus as events have turned out managed to escape for all time their proper share of land tax. Davenant, writing in or about 1700, expresses the opinion that in addition to the six associated counties I have mentioned, the following, namely, Bedfordshire, Cambridgeshire, Essex, Norfolk, Suffolk, Berks, Bucks, and Oxfordshire were disproportionately rated. Speaking on the Land Tax in 1732, Sir Robert Walpole alludes to the evasion (practised in 1692) at a time when he could have been contradicted by those who were actually familiar from personal or family knowledge with these transactions. He says "those gentlemen who suffered "most" (from the weight of the land tax) "were those "whose ancestors were a sort of knights errant for the "revolution, they gloried in that happy event, they "thought themselves in honour and justice obliged to "pay their equal share for the support of so glorious a "cause in proportion to the real value of the estates "they possessed, and therefore they gave them in at "their full value." These quotations show that even before 1700 the country contributions and the parish quotas were unequal. The enormous appreciation of property in some localities, and its depreciation in others, have rendered these irregularities simply grotesque. In 1797 Hertfordshire was paying and then had fixed in perpetuity a quota of 41,508*l.* 10*s.* 9¼*d.* By the same statute on Lancashire was fixed a quota of 20,989*l.* 14*s.* 6½*d.* Thus the taxable capacity of Hertfordshire was deemed to be twice that of Lancashire. Now it may be reckoned that Lancashire is 14 or 15 times as rich as Hertfordshire. This is only one out of the numberless examples that could be given of the discrepancies existing. It must be remembered that no redistribution of the parish quotas is permissible. This was definitely decided by the Court of Queen's Bench in 1853 in the case of the Queen v. The Commissioners of Land Tax for the Tower Division. Even if originally the quotas on counties and parishes were fixed on any exact principle, which seems doubtful, it is very obvious that at the present time no principle can be deduced from the anomalies which were perpetuated for all time by the Act of 1797 which made the land tax perpetual but subject to redemption by individual tax payers. That is as regards England, I have got a short note here with regard to Scotland.

45,247. I gather that the view of your department is that the land tax is in fact a rent charge, and the only way of regarding it is that it is a rent charge which properties in different parts of the country have been subjected to, of an unequal character, but still in the nature of a rent charge rather than in the nature of a tax?—Yes, in the nature of a variable rent charge.

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Land tax a variable rent charge.

45,248. Subject to which, the owners of property have from time immemorial bought and sold their property?—Yes.

45,249. When were the quotas last fixed?—In 1797.

Quotas fixed in 1797.

45,250. Did the Act of 1797 follow the previous Acts with regard to the distribution of the quota?—Yes.

45,251. What was the last date at which there was any change made in the quota?—I should suppose 1697; probably there was hardly any since then.

45,252. Then the unequal distribution of the quotas dates from 1697?—Yes.

45,253. And they were carried on year by year by annual Acts, until 1797, and in 1797 Mr. Pitt's Act finally fixed the quotas for all time to come?—Yes.

45,254. And since then there has been no change?—That is so.

45,255. Are these quotas fixed for counties or for parishes?—The sum mentioned in the Act of Parliament is, for counties and boroughs, or places of separate jurisdiction, as they are called, that is, places which have a separate body of Land Tax Commissioners. The large quota for the county has to be raised according to the parish quotas as fixed practically in 1692. The original assessments of 1797 are kept at the Record Office.

45,256. Does the Act of 1797 mention the quota for each county or for each parish?—For each county.

45,257. Is there a provision in the Act saying that in each county the amount shall be levied according to the quotas fixed in 1697?—That was always regarded as the law, and that law was upheld in the case of the Queen *v.* Tower Commissioners in 1853.

45,258. Have you the Act of 1797 with you?—I am afraid I have not.

45,259. Is it the Act of 1797 which provides for the appointment of Land Tax Commissioners?—Yes, following the previous Acts. As you are aware there were Commissioners appointed every time a new Parliament sat, subsequently to 1797.

Land Tax Commissioners.

45,260. Are those Commissioners appointed for each county or for each hundred?—They are appointed for each county; that is, they are named for each county, but as a matter of practice they act in the hundred in which they reside. They are really entitled to act for each county but they do not in practice.

45,261. That is, the Commissioners are appointed for the county, but they act in each separate hundred?—Yes.

45,262. How are they appointed?—They used to be named in the Act of Parliament, but that was regarded rather as cumbering the Statute Book, and so now the Act of Parliament contains a reference to the "London Gazette," in which all their names appear. The process of appointment is this: when a Land Tax Act is going to be introduced a circular is addressed to the various clerks to the Land Tax Commissioners all over the country, directing them to forward to the Public Bill Office the names of such persons as may be considered fit to act as Land Tax Commissioners for the county or the place of separate jurisdiction. I believe that as a matter of practice the members for the division do sometimes go and look at them and very often add names thereto. Last year there was a good deal of feeling on the subject, and a certain amount of interest was taken in adding names to those lists, but the Department, as a Department, knew nothing whatever of the names; they see nothing of them until they appear in the "Gazette."

Appointment of Land Tax Commissioners.

45,263. Who finally selects them?—I gather that the lists sent up to the Public Bill Office at the House of Commons are written out by the proper Clerk of Parliament, and are embodied by him in the notice sent to the "Gazette." The Department knows nothing of it.

45,264. Who sends the names up originally?—The clerks to the Commissioners.

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45,265. The clerks to the Commissioners of the Land Tax?—Yes.

45,266. (*Mr. Channing.*) They send up the existing lists, do they not?—No, they send up new names.

45,267. (*Mr. Lambert.*) Then you can add anybody you like?—No doubt new names can be added in Parliament.

45,268. (*Mr. Little.*) That list is added to, I understand, upon suggestions from the member for the division?—Doubtless. We have no knowledge of it officially, but I know particularly that last time there was a considerable amount of interest taken in the nomination of the Land Tax Commissioners, and I have reason to believe that additions were made in that way.

45,269. (*Mr. Long.*) Is the member for a division communicated with or does it rest with him to communicate with the authorities?—He is not communicated with from our Department. He may be communicated with by the Land Tax Commissioners for the county, but of that I have no knowledge.

45,270. You say that the alterations are made by the member for the division; I want to know whether you can tell us how the member for the division is imported into the question at all; does he raise it as a matter of right on his own behalf, or does he receive any official communication which invites him to make suggestions?—He receives no official communication from the Inland Revenue Department.

45,271. May he do so from other quarters?—He may from the local commissioners or he may from people who are locally interested in the matter. He has notice, of course, like every other member, that a Bill is going to be introduced; and I suppose it is imagined that if he has any interest in the matter he will move himself, but I do not know.

45,272. (*Chairman.*) I understand the practice of including the names in an Act of Parliament has been done away with and now they are only gazetted?—Yes. The Act of Parliament now is in this form: it says such-and-such persons named in the Gazette of such-and-such a date shall be Commissioners of the Land Tax.

45,273. How often is that done?—Whenever there is a new Parliament—that is the theory—this circular is sent out.

45,274. Then do the persons named at the commencement of each Parliament continue to be the Commissioners?—For all time.

45,275. And there is no alteration during that Parliament, is that so?—There is no alteration for all time, when once on the list they are always on the list.

45,276. (*Viscount Cobham.*) Are the lists sent up through the medium of the Commissioners?—They are sent up through the clerk of the Commissioners, and as he is their medium in a way, I suppose, you may say they are sent up through the medium of the Commissioners.

45,277. It is a system of co-optation?—Yes, no doubt it is.

45,278. (*Mr. Long.*) With reference to your statement that the member of Parliament has notice of the introduction of a Bill, the only notice that a member of Parliament receives of the introduction of a Bill is, of course, the public notice that leave will be asked to introduce a particular Bill?—That was what I meant.

45,279. But there is no intimation conveyed to him at the same time that that Bill authorises him to do certain things?—No.

45,280. Take for instance the only other patronage which I know of, that a member of Parliament has hitherto enjoyed or possessed, namely, that of nominating for certain post office appointments; with reference to them, actual notice is conveyed to the member that there is a vacancy, and asking him to nominate. But certainly during my experience of 12 years as a county member I never received any intimation with regard to the Land Tax Commissioners, nor did I know that any such right existed. However, it does not seem to me that we can clear it up any further?—I can only speak for the Inland Revenue Department, and I say that no official notice is ever given to any member or to anybody but the Clerks to Commissioners from the Inland Revenue Department that a Land Tax Name Bill is going to be introduced.

45,281. Does this right of nomination still exist?—I have no doubt it does, but so far as I am aware there is not a single word in any Act of Parliament referring to it. A certain amount of interest was taken in this matter a year and a half ago, and I then had occasion to look up some of the old papers of the beginning of the century, and I found that at one time notice was actually sent to the members of Parliament. When it dropped I do not know. I should say early in the eighteen hundreds.

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45,282. (*Mr. Channing.*) Is it not probably the case that the right has always remained unchallenged in the hands of members of Parliament, but that it has lapsed from want of use?—I have not the slightest doubt that if anybody objected to a name that appeared in the old Land Tax Bills, formerly, he could have moved an amendment to omit it the same as in other matters. There was a sort of inherent right in that sense, no doubt.

45,283. (*Chairman.*) Then I may take it, so far as your information goes, that the Land Tax Commissioners are practically appointed by the Commissioners themselves, through their clerk?—Yes.

45,284. And in some unexplained manner the members for the county have the power of adding other names if they think fit?—Yes.

45,285. (*Mr. Channing.*) And of striking them out?—Yes.

Qualification of Land Tax Commissioners.

45,286. (*Chairman.*) It is not quite clear how that is done, or through what medium those names find their way upon the list; that we may perhaps find out from somebody else. The next question I was going to ask you was, what is the qualification for these Commissioners?—No person is qualified to act as a Commissioner of Land Tax for any county in England or Wales (the counties of Merioneth, Cardigan, Carmarthen, Glamorgan, Montgomery, Pembroke, Radnor, and Monmouth excepted) or for any of the Ridings of the county of York, unless he be possessed of a freehold, copyhold, or leasehold estate of the clear yearly value of 100*l.*, or be heir apparent of a like estate of the yearly value of 300*l.*, one quota whereof is situate in the county or riding for which he is appointed Commissioner. A person may so act for the counties of Anglesea and Carnarvon if possessed to an estate of 60*l.* per annum. So that in the counties of Merioneth, Cardigan, Carmarthen, Glamorgan, Montgomery, Pembroke, Radnor, and Monmouth, there is no property qualification.

45,287. I understand from you that these Commissioners meet for each hundred?—Yes.

45,288. Do they appoint a clerk?—Yes.

45,289. Does the Inland Revenue Department communicate with them, and inform them as to the quota which they have got to raise within that hundred?—No. That is a permanent record in the hands of the Commissioners or their clerk.

Amount Land Tax quota.

45,290. Is that a quota to be raised within the hundred, or is it a quota showing what amount is to be raised in each parish?—In each parish.

45,291. I gather from what you have said that the Act of 1797 following upon previous Acts provided that at all events the amount should not be more than 4*s.* in the £?—Yes.

45,292. There is a limit?—Yes.

45,293. But in the great bulk of the counties the practical assessment is very much less is it not?—Very much less.

45,294. So that if in consequence of the reduction of the rateable value of the land within the district the amount to be levied could not be levied except by an assessment of over 4*s.* in the £; at all events only 4*s.* in the £ can be levied?—Yes, that is so.

45,295. Then, although it is in the nature of a rent-charge, and a variable one as you say, it is one which increases in the way in which it bears upon particular estates in consequence of the fall in the value of land within the parish?—No doubt.

Assessment of land tax and fall in value of land.

45,296. Have you any information showing to what extent the assessment upon certain parishes has increased in consequence of the fall in the value of the land?—I am afraid I have no exact information of that sort.

45,297. (*Mr. Everett.*) The amount collected in individual parishes does not alter with the fall in the value of the land, does it?—No.

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45,298. It is simply redistributed?—It is simply redistributed on the unexonerated property.

45,299. (*Mr. Whitehead.*) That distribution would be quite independent of the assessment to the poor rate, would it not?—It ought in strictness to be re-assessed according to the full yearly value of the land year by year, so that if any particular property in a parish increased or decreased, the land tax on that particular property or farm should be increased or decreased accordingly, but within the limit that only the quota of that particular parish had to be raised.

45,300. As a fact that does not take place, I think?—I do not know that we can quite say that, because occasionally we do have complaints from so-and-so, who writes that for a certain number of years he has only paid 4*l.*, but suddenly he finds he has got to pay 6*l.* In those cases there has evidently been a re-assessment of the parish made.

45,301. Or rather a redistribution of the liability?—Well, a redistribution of the liability.

45,302. I know it is held in my Commission that each property is liable for a certain amount, which must be collected from that?—We regard that as an official heresy.

45,303. (*Mr. Long.*) In those parishes, if there is a heavy fall in rental, which is spread generally over the whole parish, and which would be followed by an equal fall in rateable value probably, would there be a decrease in the land tax at once?—Yes.

45,304. Would the land tax then remain the same whatever the assessment of the parish was?—Yes.

45,305. Therefore the value of the property, whether in cultivation or out of cultivation, makes no difference at all to the payment which the owner has to make?—If an owner has a property which has fallen out of cultivation or become considerably deteriorated in value, he should take care to inspect the land tax assessment, and, if he considers that his neighbours, who have a more valuable property, are paying a disproportionate amount of land tax, it would be his right and privilege to appeal to the Land Tax Commissioners on the ground that the assessment was not made and equally distributed with indifference according to the respective annual values of the property.

45,306. That is exactly what I thought to be the case, because it follows from that, that the land tax being parochial, as I understand it to be?—Yes.

45,307. The assessment being parochial?—Yes.

45,308. And the collection being parochial?—Practically parochial. I cannot say that it is altogether so, because we do unite parishes for the purpose of collection; but it is sufficiently parochial to be termed so.

45,309. If the fall in the value of property is universal over the parish, that is to say, if it is one of those parishes which differs with particular severity there would be no reduction in the land tax, because his neighbour's property would have fallen equally with his own?—That is so.

45,310. Therefore, in the cases where the agricultural depression has been most severe, where the decrease in the profits of the tenant farmer has been the greatest, and where the consequent loss to the owner has been the greatest, the land tax remains the same, although there would be a reduction in a parish where a portion of the property had decreased in value while the remainder had remained the same or increased?—Yes.

45,311. (*Viscount Cobham.*) The levy cannot go beyond 4*s.* in the £, but it is conceivable, is it not, that there may be a proportionately greater reduction of value in a parish, so that the quota is not leviable?—It is within the range of possibility.

Insufficiency of assessment.

45,312. (*Mr. Dalton.*) Are there any such cases?—As a matter of fact, I believe there are only two cases in the United Kingdom. In Cambridge town there is a parish or place called Stourbridge Fair, which I suppose at one time was a valuable property. Now an assessment of 4*s.* in the £ is insufficient to raise the quota of Stourbridge Fair. The other case is that of a small parish in Yorkshire called Great Ribston, where the whole of the land tax has been redeemed except the sum of 15*s.*, and the only property which can be found there which has not been redeemed is apparently of the value of 1*l.* 6*s.* 8*d.*, so that the rate of 4*s.* in the £ gives 5*s.* 4*d.*, and there is a loss of 19*s.* 8*d.* to the Exchequer on that parish.

45,313. (*Viscount Cobham.*) Take the case of a parish where the land tax has been 2*s.*, and the fall in value throughout the parish has been more than 50 per cent., obviously there would be less land tax raised from that parish?—No, because in that case, if the property had fallen 50 per cent., they would make a corresponding increase in the rate in the £ in order to raise the quota.

45,314. Then it would go beyond the 4*s.* in the £?—We could go up to 4*s.*, which would cover it there.

45,315. You would have to go beyond the 4*s.*?—Such a case would be possible, but I have serious doubts whether such a case exists.

45,316. (*Chairman.*) One effect of all this is that if the value of certain property in the parish has fallen considerably the result would be that those lands, the value of which had not fallen, would have to bear a yet larger proportion?—That is so.

45,317. (*Mr. Dalton.*) Unless they had redeemed?—Unless they had redeemed. I might give a town instance within 150 yards of here. I refer to a block of buildings in Victoria Street. That was, as I daresay you remember, almost a waste space at one time; and it is within the last 30 years, I suppose, that these buildings were erected. There was, I believe, a land tax on it of about 100*l.* or 120*l.*; they forgot to redeem before they built up those buildings, and felt very much aggrieved that the first year they were assessed they paid such a sum for land tax as would have redeemed the whole of the tax for all time.

Redemption of land tax.

45,318. They usually redeem, I suppose, the moment there is any chance of any rise of that kind?—If they are wide awake they do.

45,319. The majority do?—Yes.

45,320. (*Mr Little.*) Railway companies almost universally redeem before they make the railways, do they not?—Yes, the railways are the main redemptioners now.

45,321. (*Chairman.*) People redeem who intend to convert the land to building purposes?—Yes.

45,322. But apart from that there is very little object in redeeming?—At the present time, as you know, redemption fluctuates according to the price of Consols. Consols are so high at the present time that it amounts to between 33 and 34 years' purchase to redeem land tax now, Consols being at 103 or 104.

45,323. (*Mr. Little.*) You get a rebate from the price of Consols in redeeming, do you not?—You do, but it works out so. Mr. Gladstone in 1853 gave a rebate of 17½ per cent., but the price of redemption has been steadily going up ever since.

45,324. (*Mr. Dalton.*) Then the result is that the land tax gets left on the poorest property in the parish, or the least improving portion?—In a town parish that no doubt is so.

45,325. But in a rural parish, is it not the same—if any building takes place in a rural parish?—It would be so of course. I may say that the principal redemptions now are taking place in towns.

45,326. (*Chairman.*) The amount to be levied in respect of the land tax was about 2,000,000*l.*, I believe?—That was the total.

45,327. Can you say how much of that has been redeemed?—877,000*l.* I must say that that 2,000,000*l.* includes the land tax on personal estate and on offices which has come off, so that practically about 1,000,000*l.* is left.

Abolition of land tax on personalty.

45,328. (*Mr. Long.*) Might we know what you mean by the expression come off. You said this 2,000,000*l.* included land tax on personalty, but that a proportion of it had come off?—The tax on personal property was abolished in 1833, and the original quota of 2,037,000*l.* included the tax on personal property and offices, which I think was about 33,000*l.*

45,329. When you used the expression "come off" you meant that it had been abolished?—Yes.

45,330. By Act of Parliament?—Yes, in 1833.

45,331. Was any other payment substituted for it?—No.

45,332. So that to the extent of that contribution personal property has escaped and has been benefited?—Yes.

45,333. (*Mr. Little.*) And the quotas were not reduced?—I should not care to answer that question off-hand.

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I did not expect to be asked that question, and I am not quite sure whether they were or not, but I think not.

45,334. (*Chairman.*) Perhaps you will add that later on?—Yes, if I am permitted to do so. I see the 3 Will. IV. c. 12 declared that the duty on *personal* estate was to cease. The quota as regards land was not affected.

Redemption of land tax.

45,335. Rather less than one-half has been redeemed?—Yes.

45,336. That seems to be fairly evenly spread over the whole country, but in some counties rather more and in some rather less?—Yes.

45,337. Practically it may be said roughly that it has been redeemed in about equal proportions over the whole country?—I should say so. I have had a return prepared about Essex, showing against every parish in Essex the amount redeemed in the particular parish, and I have similar figures for Surrey also if you wish to have them.

45,338. Will you put that in?—Yes. (*See* Appendix A. XXXVI.)

45,339. The land-tax appears to have fallen specially heavily upon those counties which are suffering most from depression, namely, Essex, Wiltshire, Suffolk, and Norfolk?—It does. You will observe that it was always considered that Essex, Suffolk, and Norfolk, with some few other counties, were possibly rather hardly used originally. (*See* Appendix A. XXXVII.)

45,340. (*Mr. Everett.*) I see that in one column of this return you deduct the amounts which were charged formerly in respect of offices and pensions and personal estates now repealed; they were, therefore, specified as distinct quantities, and when they were repealed they were deducted from the amounts of the liabilities of the counties?—That was my impression, but I did not like to answer Mr. Little off-hand without that return before me.

Assessment of land tax.

(*Chairman.*) How is the assessment made by the Land Tax Commissioners; do they make a separate assessment for themselves, or do they take the rating of the parish?

(*Mr. Everett.*) I can say, having been a collector for many years, that I was always ordered to collect it by a pound rate on all the properties which are not exonerated, and I am admonished every few years ——

(*The Witness.*) The instruction is to assess the respective occupiers thereof by such an equal pound rate according to such annual value as will produce as nearly as possible the sum of the quota.

(*Chairman.*) Then do they make a separate assessment themselves for the purpose?

(*Mr. Everett.*) No, we are ordered to collect it on the basis of the poor rate practically.

45,341. (*Mr. Little.*) That may be the practice, but there is nothing to that effect in the law, is there?—No, the law is that they are to make an assessment by an equal pound rate according to the annual value of the property.

45,342. You have used the expression rateable value once or twice, but that is not imported into the Land Tax Acts, is it?—No, there is no definition of annual value in the Land Tax Acts.

45,343. (*Chairman.*) In making the assessment for this Act they may, if they think fit, take the poor rate assessment?—What I have just read is the instruction to the assessors whom they appoint to make the assessment.

Appointment of land tax assessors.

45,344. Do the Commissioners appoint the assessors?—They appoint assessors for the purpose of making the assessment.

45,345. Those assessors may either make an assessment themselves, or, I suppose, they may if they think fit take the assessment for the poor law purposes?—As a matter of fact, as Mr. Everett says, very frequently the rateable value is taken. In some parishes the gross value is taken, in other parishes they simply make an assessment, and in others I am afraid they merely copy the assessment one year after the other.

Appeals against land tax assessment.

45,346. Leaving it to the owner to appeal?—Leaving it to the owner to appeal if he objects, which he does sometimes, and that upsets the whole arrangement and forces a new assessment on.

45,347. To whom is the appeal?—To the Land Tax Commissioners.

45,348. To the Commissioners from the assessors?—Yes.

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45,349. Inasmuch as they have to raise a specific quota for the parish, if there is any appeal, and the appeal is successful, that means a re-assessment for the whole parish?—Yes.

45,350. That is to say, the rate in the £ must be altered for the whole parish in order to get the exact amount required?—It may have to be; it may be simply a shifting of the cards, so to speak.

45,351. (*Mr. Whitehead.*) Is there a further appeal to any authority from the Land Commissioners?—No.

45,352. (*Viscount Cobham.*) Have not the law courts settled the meaning of annual value?—Not very conclusively with reference to the Land Tax Acts, though the rateable value has been held to be applicable in a tithe case.

Cost of collection of land tax.

45,353. (*Mr. Dalton.*) Are the expenses of collection added to the quota?—The Commissioners have power to award the assessor any sum out of the surplus, providing that surplus does not exceed 5*l.*

45,354. But still the costs of collection are paid by the land and not out of the Imperial revenue, I mean?—Mainly.

(*Mr. Everett.*) We get our remuneration by charging a little more than the quota; we may charge an excess of 5*l.*

45,355. (*Mr. Dalton.*) That 5*l.* is not paid by the State, but is in addition to the quota?—That is so.

Authority responsible for raising land tax.

45,356. (*Chairman.*) Then the responsibility of raising the land tax rests exclusively with the Land Tax Commissioners in each hundred?—Certainly.

45,357. And the Board of Inland Revenue have no authority to interfere with regard to it?—They have not.

45,358. Has the Board at different times endeavoured to intervene?—Yes; I can give an instance of that. In 1873 we addressed a circular, which I will read with your permission, to the various clerks of the Commissioners in the kingdom. It was dated the 31st January 1873, and runs as follows:—

"Sir,—Questions relating to land tax assessments which have been brought under the notice of this Board have, in many instances, disclosed the fact that there has been a disregard of the statutory regulations requiring an assessment for each parish to be made annually on all the lands subject to land tax according to the value of such lands at the time. It appears to be a practice among the local assessors—how far prevalent the Board have no means of knowing—to continue the same assessment from year to year without reference to any alteration in the value of the several parcels of property among which the fixed quota of tax is to be apportioned. The Board are very reluctant to interfere in this matter, having, as you are aware, no authority to do so, but in consequence of complaints which have been made to them they consider it their duty to call the attention of the Land Tax Commissioners to the subject of these assessments, leaving it to the Commissioners of each district to act as circumstances may require. I am therefore to request that you will communicate to your Commissioners the purport of this letter before the time arrives for making assessments for the year 1873–74; and, in order to save trouble, I enclose six copies, and will forward more if required."

Increase of land tax from agricultural depression.

45,359. Have you any information in your office showing to what extent in certain parts of the country, especially in Essex, Norfolk, Wiltshire, and those counties which have suffered from depression, the rate in the £ has been increased in order to pay the quota of the land tax?—I have no information on that at present.

45,360. Could you get information on that point showing to what extent the rate in the £ has been increased in order to raise the quota?—Yes. What number of years would you wish to go back to—1879? (*See* Appendix A. XXXVII.)

45,361. Take the last 15 years, starting from the commencement of the agricultural depression. We know the effect is that in consequence of the fall in the value of land the rate in the £ has necessarily been increased in many of those parishes in order to raise the quota. Could you take the eastern counties—Norfolk, Suffolk, Essex, and Lincolnshire, and also Wiltshire?—Yes I have here a list of the variations of the rates all over the kingdom, but, of course, you must understand that the value on which they are

charged differs, so that I do not know that you can deduce much from it. (*See* Appendix A. XXXVIII.)

45,362. Does that return show the rate in the £?—Yes.

45,363. Perhaps you will just give us an instance from it?—Take our tax district of Colchester. The lowest rate is in the parish of Manningtree, namely, 3½*d.* in the £; whereas the highest rate is in Felstead and nine or ten other parishes, namely 4*s.* in the £; but then I have not the slightest doubt that the value is not correctly entered in those parishes.

45,364. Are all those parishes in the same hundred?—No, they would not be in the same hundred. They would be in a different part of Essex. Manningtree is down near the sea and Felstead is up near Braintree. I will hand in the return; it is rather a curiosity in its way.

Rate in the £ for land tax.

45,365. (*Mr. Little.*) How is the rate in the £ arrived at? Is it the net sum now payable, calculated on the rateable value of the property that pays?—If a parish has, we will say, a 100*l.* quota to raise it would have to be raised, or ought to be raised, with as much equality and indifference as is possible by an equal £ rate according to the annual value of the respective properties liable. That is what ought to be done.

45,366. I am aware of that, but I am asking how do you arrive at the rate in the £ in that return? Is it calculated and sent to you?—As a matter of fact that was done at the office by taking out the quotas and by taking out the particulars entered as representing the value and dividing it.

45,367. It was taken out by comparing the value of the property charged with the net quota payable?—Yes, but the basis of the value is not shown; we do not know on what basis they have fixed these values: they are taken out just as they come up.

45,368. (*Chairman.*) I see from this return that taking the surveyor's districts, which I suppose are hundreds, are they not?—They are made up of hundreds as a rule in the country.

Incidence of land tax in different parishes.

45,369. There is a very great variation in the incidence of the tax upon the different parishes within the hundred. Take, for instance, the district of Guildford. I find that in the parish of Frimley the land tax is 1½*d.* in the £, and in the parish of Waverley it is 4*s.* in the £?—Nominally 4*s.* in the £.

45,370. In Chichester, in the Marden North parish, the land tax is 4*s.* 4½*d.* in the £, and in the same district—in the parish of Dean East—it is only 2½*d.* in the £?—That is so.

45,371. I do not know how it can be 4*s.* 4½*d.*?—It is obvious that that is not the full annual value. I think they have not taken the proper basis of annual value there.

45,372. There seems, according to this return, to be a very considerable number of parishes where it is 4*s.* in the £, that is, where it has reached its maximum?—Yes.

45,373. There is a case in Norwich, in the parish of Blickling, where it is 4*s.* in the £, and in the parish of Cromer it is a penny in the £?—Yes. Would you allow me to call attention to Cambridge. There is a parish there, the parish of Great Abington, which shows that the so-called rate of 4*s.* in the £ is to a certain extent unreliable. There is a quota there to be raised of 99*l.* It is raised nominally at the rate of 4*s.* in the £ on the value, but the annual value of the property out of which that 99*l.* is raised is 1,624*l.* so that the 4*s.* in the £ there would raise 324*l.* instead of 99*l.* It is obvious, therefore, that the 4*s.* is unreliable.

45,374. Does that take into account what has been redeemed?—Yes.

45,375. It is after taking into account what has been redeemed?—Yes.

45,376. (*Mr. Channing.*) That is remaining unredeemed in the parish?—Yes.

45,377. (*Mr. Dalton.*) Is it on the income tax valuation that it will come out at over 300*l.* a year?—Yes.

45,378. Would there be any objection to having it all done on the poor law valuation or the income tax valuation throughout the country?—None whatever, I think.

Assessment of land tax.

45,379. Do you think that it would be an improvement to have a uniform assessment?—I should think so, certainly.

45,380. (*Mr. Little.*) Is not the great difficulty that of ascertaining what are the actual lands redeemed?—There is sometimes a difficulty, because in Pitt's time there is no doubt it was thought that the whole tax would be redeemed; there is not the slightest doubt about that. The result was that the original contracts of redemption were drawn in, I may say, rather a loose fashion—"the land occupied by John Smith (or whoever it "might be), 100 acres"—without any exact definition as to the *situs* of those lands, whereas at the present time, and for many years past, they have been drawn up as accurately as a deed of conveyance.

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Possibility of effecting changes in land tax.

45,381. (*Chairman.*) Now, looking to the redemption scheme under Mr. Pitt's Act of 1797, amended by subsequent Acts, and the extent to which it has been taken advantage of by owners of property, is it in your opinion possible now either to abolish the Act or to make any important changes in it?—I think not.

45,382. Would it not be possible to alter the maximum rate levied so as to relieve those districts which suffer specially from agricultural depression?—I am afraid that would work out with extraordinary irregularity. I take as an instance six parishes in Essex. They are in a purely agricultural part of Essex. In one of them, the parish of Foxearth, the original quota was 145*l.* Of that 65*l.* has been redeemed, leaving a remaining quota of 80*l.* In the next parish of Lyston, which is absolutely next door to it, the original quota was 104*l.*, and of that 101*l.* has been redeemed, leaving only 3*l.*

45,383. It is difficult to say what the effect of this will be unless you know to what extent the rate in the £ has been increased of late years, in consequence of the agricultural depression. Now let us suppose a case of a parish where the rate in the £ has been increased from 2*s.* in the £ to 4*s.* in the £, in consequence of the agricultural depression and the fall in the value of the land, would it not be possible to reduce the maximum rate which could be levied from 4*s.* in the £ to 2*s.*, or 2*s.* 6*d.*, or 3*s.*, so as to minimise the burden of the land tax upon those parishes which have specially suffered from agricultural depression?—I venture to think that that would work out extraordinarily unequally, taking those two parishes.

45,384. But why?—The effect on this parish of Foxearth would be that you would take what I may call a workable basis of 80*l.*, whereas in the next parish you would only have 3*l.*

45,385. That arises from the fact that a larger proportion in one parish has been redeemed than in the other?—Yes.

45,386. The people who redeemed did so at a low rate in consideration of the then assessment of the property, but since then the value of the property has been reduced in consequence of the agricultural depression and the rate in the £ has been consequently increased and that falls especially high upon those people who have not redeemed?—In this next parish of Lyston there is only 3*l.* not redeemed.

45,387. Quite so, and those people who have not redeemed would get the benefit of any such arrangement?—Yes.

45,388. Of course the benefit would be a small one because the number of people who have not redeemed is small, but in the adjoining parish where the majority have not redeemed and that majority now have to bear the increased rate in the £, would it not be fair in such cases to reduce the maximum which can be raised in respect of the tax within the district?—I venture to think that the amount of redemption is an absolute bar to any dealing in that fashion with the land tax which is unredeemed.

45,389. (*Mr. Dalton.*) But they would have redeemed when their rate was, say, 2*s.* in the £ or less?—They might now.

45,390. (*Mr. Little.*) Suppose they had redeemed in Pitt's time or when Sir Robert Walpole said that landowners were paying the full value of their land?—In Pitt's time they could have redeemed favourably.

45,391. (*Mr. Dalton.*) Take the case that they redeemed a burden which was practically 2*s.* in the £; if that burden has now risen to 4*s.* in the £ what is the hardship to those who did redeem in having the burden of those who did not redeem reduced from 4*s.* to 2*s.*?—You see redemptions are going on every year and have been going on every year. I am afraid you would raise a great crop of difficulties and complaints.

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45,392. Have the redemptions taken place of late years in agricultural land?—As a matter of fact I signed some yesterday where the land had changed hands.

Redemption of land tax.

45,393. (*Viscount Cobham.*) What rate of interest did the landowner get by redemption?—At the present time redemption is about 33 years' purchase. It is too high really; there is no doubt about that.

45,394. Is that net? Would it be a 3 per cent. investment practically?—Yes, it would be practically a 3 per cent. investment.

45,395. After taking expenses into calculation?—Yes. The expenses are very small.

45,396. (*Mr. Long.*) In answer to Mr. Dalton's question just now you said that you had signed some documents with regard to the redemption upon agricultural land recently, and you added "which had changed hands"?—Yes.

45,397. That is land which has been sold?—Yes.

45,398. Has there been any redemption taken upon the average agricultural land which is suffering most from depression at this moment?—I cannot say without inquiry.

45,399. Would you be prepared to say this: that redemption, as a rule, has taken place upon land where the value has increased rather than decreased?—I would rather put my answer in this way: that redemption, as a rule, takes place where land is about to be increased in value.

45,400. (*Mr. Little.*) Where it is being developed?—Yes.

45,401. (*Mr. Dalton.*) And that might be the case with these recent redemptions you have spoken to?—Yes; of course it might be.

45,402. (*Chairman.*) I suppose that when a landowner builds a valuable house upon a portion of his property, he would redeem in respect of that?—Yes.

45,403. If he did not redeem, he would have to bear the proportion on that house?—Yes. In further answer to Mr. Long, I think I may say that we have signed within the last year a certain proportion, it may be a small proportion and I have no doubt it is, of redemptions of land tax on agricultural lands.

Effect of reducing land tax.

45,404. Have you any information in your office which would show what would be the effect of reducing a maximum charge from 4*s.* to 2*s.*?—No. Without a very precise inquiry as to the basis on which every parochial assessment is made, I very much fear that nothing in the shape of a very reliable estimate can be given, because, as I think, the bases are so various that it would be impossible to answer off-hand.

Assessment of income tax.

45,405. We will now go to the subject of income tax. The Income Tax Acts direct that lands should be assessed at their value—annual value—and charged thereon at the rates of taxes enforced for the year under Schedule A. in respect of the ownership, and under Schedule B. in respect of the occupation?—Yes.

45,406. The Act of last year allowed of certain deductions, did it not?—Yes.

45,407. Is this the definition of annual value—"The "rackrent or best improved rent at which lands are "worth to be let by the year, taking one year with "another, the tenant undertaking to pay all tenants' "rates and taxes, and the landowner undertaking "repairs and to pay all landlords' charges"?—That is it.

45,408. Is the assessment made wholly independently of the local assessment for rating purposes?—It is the practice to furnish the assessors with copies of the poor rate, and those copies are entered in the income tax assessments for the purposes of check, I may say, on the returns rendered by the various occupiers.

45,409. By whom is the assessment made for income tax purposes?—The assessment is made in the first instance by local assessors appointed by the general Commissioners of Income Tax for the respective districts.

Income Tax Commissioners.

45,410. Who are the Commissioners of Income Tax appointed by?—The Commissioners of Income Tax are a selected body from the Commissioners of Land Tax.

45,411. They are selected from the Commissioners of the Land Tax?—Yes.

45,412. By whom are they selected?—They are selected by the acting general Commissioners of Income Tax for the respective divisions.

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45,413. And what are these Commissioners; are they Commissioners for the county or for the hundred?—They are the Commissioners for the hundred.

45,414. And these selected Commissioners meet and make an assessment to the income tax within their district?—They meet and receive from the assessors the assessments which they have made.

45,415. Whom is the assessor appointed by?—By the general Commissioners of Income Tax for the district.

Assessment of income tax.

45,416. And upon his report the Income Tax Commissioners make their assessments?—The assessments made by the assessors are subject to examination by the Crown officer, that is the Surveyor of Taxes, and are eventually submitted to the General Commissioners of Income Tax for the hundred, and are allowed by them.

45,417. Then if there is an appeal, is the appeal to the Commissioners?—Yes.

45,418. (*Mr. Everett.*) Is it not a fact that unless a charge is appealed against, the assessment does not come before the lay Commissioners?—The sheet on which the assessment is made must come before the Commissioners because they must sign it and allow it, but whether they examine the individual entries in the assessment, not being an Income Tax Commissioner, I cannot say.

45,419. My personal experience is that we are only summoned when there are appeals against the individual assessments to be heard?—The Commissioners sign and allow the assessments. I have got a form here if you like to look at it.

45,420. (*Chairman.*) Is the assessor directed by your Department to compare the local assessments?—Yes; new assessments to income tax under Schedules A. and B. on all agricultural lands are made quinquennially, the object being to obtain periodically and within a reasonable time correct charges upon the actual rents or annual values of such lands. Any changes in the rents, &c., however, which may take place within the intervening four years are dealt with by, and rectified on appeal to, the District Commissioners of Taxes. Two inhabitants of each parish (usually farmers or assistant overseers) are appointed to make these assessments. They are furnished with a book of instructions, a copy of the last poor rate, and also all forms necessary for the purpose of obtaining from the occupiers due returns of the rents or annual values of the land occupied by them respectively. The copy of the poor rate handed to the assessors gives the names of the occupiers and owners of such lands, the number of acres held by each person, and also the gross and rateable values of the lands in each occupation. The information contained in the poor rate relating to the value of such lands being based upon the actual knowledge of the overseers, who prepare the poor rate, and of the union assessment committee, who pass the rate, is necessarily of much value to the assessors of income tax in enabling them to make their assessments under Schedules A. and B. correctly. The gross value is frequently found to represent the actual rents or annual values with sufficient accuracy to be taken as the basis of the assessors' charges. The assessors prepare and deliver a form (No. 10) to each occupier of lands, which requires him to make a due return of his rent, or, being an owner-occupier, of the annual value of such lands, to give other particulars relating to the terms upon which the lands are held, and also to insert in the return the particulars of any deductions claimed by him, if any, such as land tax, &c. When these forms have been properly filled up and returned, the assessors enter up the particulars given in the forms of assessment, and then proceed to consider whether the amounts returned are satisfactory or not. If, bringing their local knowledge of the annual values of properties to bear, they regard them as satisfactory, they make their charges under Schedules A. and B. upon the sums returned; but if they consider the amounts returned insufficient or inaccurate, they may make such charges as seem to them to be fair and just, leaving the parties to appeal to the District Commissioners against them if they desire to do so.

45,421. Is this done only once in five years?—Yes.

45,422. Then in the interval if any landowner or any farmer thinks he has reason to complain he may appeal to the Commissioners?—Yes.

45,423. And they reduce the assessment in proportion to the reduced rent which has taken place?—Yes.

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45,424. (*Mr. Giffen.*) Is that quinquennial valuation at the same date in every county in England?—Yes.

45,425. (*Mr. Dalton.*) When is the next one?—It is either the next year or the year following. It does not take place at the same time as the London valuation takes place. I think it is next year.

Payment of assessors and collectors.

45,426. (*Capt. Owen Thomas.*) How do you pay the assessor and collector for doing that work?—He was formerly paid by poundage. Objections—theoretical objections—and I dare say they were right enough, were raised to that, and now the poundage is commuted into a fixed sum by an Act of, I think, two or three years ago.

Assessment of income tax under Finance Act, 1894.

45,427. (*Chairman.*) What change has the Act of last year made in respect of the assessment?—The Act of last year has allowed in the case of farm lands a deduction of one-eighth off Schedule A. to cover outgoings, and it has also altered the basis of suppositive income of the tenant.

45,428. We will come to that very soon, but as regards the actual assessment of the land the main thing is the reduction by one-eighth?—Yes.

Income tax and poor rate assessments compared.

45,429. Then in consequence of this the assessment for income tax purposes will much more nearly approach the assessments for local purposes in future than they have in the past—there has always been a considerable difference between the two assessments?—I take it it will be so. In certain portions of England I may say the differences between the gross or rateable value in the poor rate and the income tax assessments are very considerable; in other portions I may say they are fairly close.

45,430. How do you account for the great difference?—It is to be accounted for, I suppose, by the parochial desire to keep down the rateable value.

45,431. Why should not that desire show itself in the assessments for the income tax as well as in the assessments for poor law?—Because the income tax assessments are examined carefully by the Crown officer, and he really has means by communication with agents and so on of knowing what the rents are.

45,432. Do you think the income tax assessment more nearly approaches to the real value than the assessment for local purposes?—I think so, taken as a whole.

45,433. (*Mr. Little.*) The difference between the two bodies being that you have on the Income Tax Assessment Committee as it were the Devil's advocate?—Yes.

45,434. (*Mr. Dalton.*) Do you find that the two assessments, the income tax and the local assessment, approach more nearly to one another in this quinquennial valuation than they do in the other four years?—I should not like to answer that question without some inquiry.

45,435. Do you find the income tax assessment varies more in the fifth year than it does in the intervening years as a general rule?—I think I may say yes, because I observe that in the years after the new assessments are made there is usually a greater subsequent disturbance of amounts.

Assessment of tithe.

45,436. (*Mr. Whitehead.*) Would not the difference of practice with regard to the tithe deductions make some large difference; there are differences of practice I take it with regard to tithe?—As a general rule the tithe is regarded as assessable with the land. That was the rule in the original Income Tax Act of 1842; but in 1853 a provision was introduced which enabled the tithe recipient to make a direct return for assessment, the result being that in all those cases in dealing with the Schedule A. assessment, that is the assessment on the owner of the land, a deduction was made of the amount of the tithe to prevent there being a double assessment in respect of the tithe. I may say that that system of a direct assessment on the tithe recipient has been largely on the increase since 1853, and has I opine, received a further impetus by the Tithe Act of 1891.

Income tax and poor rate assessment compared.

45,437. (*Chairman.*) But this difference of treatment would not affect the totals of the assessment in the district for the income tax and local taxation because in both cases the tithe would be assessed?—Yes. I have not much knowledge of local assessments but I believe as a matter of fact, and I think Mr. Everett will correct me if I am wrong, for rates the tithe is in all cases assessed on the recipients.

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45,438. The deduction of one-eighth allowed by the Act of last year will probably bring the two assessments, the assessment for income tax and for local purposes, much more nearly together; in assessments for local purposes there has always been some deduction in respect of repairs?—It is merely a deduction for the purposes of collection, an allowance off of an eighth is made in the collection.

45,439. Not in the assessment?—No, the basis remains the same.

45,440. But then in the case of local rating there is a deduction made in the assessment in respect of the cost of repairs, is there not?—In the rateable value; but the gross value appears very frequently I may say to be identical with the property tax assessment. I have got an instance here: R——, estimated 136 acres; gross estimated rental 290*l.*; rateable value 265*l.* Then he returned 365*l.* less rates 35*l.* That is a bad case, and I will not follow it out any further. Here is another: D——, estimated extent, 110 acres; gross estimated rental 200*l.*; rateable value 185*l.*; rent or annual value returned by D—— 245*l.*; that is in excess of the gross estimated rental.

45,441. (*Mr. Dalton.*) Have you any reason to suppose that the income tax assessments are too high on the agricultural lands?—I should say not.

45,442. The owners would have every object in getting them reduced for the purpose of Schedule A., would he not?—The right of appeal rests with the occupier. He is the man who *primâ facie* is the man to appeal.

45,443. (*Chairman.*) But it is quite possible that the valuation being quinquennial, and if considerable reduction in value has taken place since the last quinquennial valuation, that a good many owners may not have appealed to the Commissioners for a reduction of their assessments?—That is so.

45,444. You think that is so?—Yes, I should say that is so, but it is impossible to say how much or to what extent.

45,445. Then the full reduction in the value of land which may have taken place in consequence of depression may not appear until the next quinquennial valuation?—No doubt, that would be so, and that of course must be taken into account.

45,446. Whereas on the other hand in the case of the local assessment for local rating purposes, the probability is that the assessment has been reduced in proportion to the real reduction in the value of the land?—Probably.

45,447. Therefore comparing the two assessments at different periods it is more likely that at the present moment, and until the next quinquennial valuation is made, the local assessments show the reduction which has taken place?—Probably.

Remission of rent and income tax assessments.

45,448. (*Mr. Dalton.*) How do you treat for the purposes of the income tax valuation cases in which the owner has remitted part of the rent?—If his remission is what I should describe as a voluntary remission—I mean if there is no alteration in the original terms of the letting, the original terms of the letting would still stand in the assessment, but we should repay the tax to the owner, and also to the occupier his proportion on the amount remitted.

45,449. (*Mr. Little.*) But the assessment would remain the same?—The assessment would remain the same.

45,450. (*Mr. Dalton.*) For however many years the remissions went on?—Unless there was an altered lease, or an altered agreement, and that, of course is one of the difficulties in drawing any exact conclusions from our figures.

Position of farmers under Schedule B.

45,451. (*Chairman.*) Will you now explain to the Commission the position of farmers under Schedule B, especially as affected by the recent Finance Act?—Perhaps you will permit me to say what has been the position of farmers in connection with Schedule B. since the income tax was introduced because there have been certain changes.

45,452. If you please?—Until 1851 the original assessment, based on the presumption that the farmers profit might be taken on the average as equal to a certain proportion of the annual value of his land, was not subject to revision on the ground that the actual profit earned in any particular year had fallen short of the assessment. But in that year it was enacted that any person occupying lands for the purposes of husbandry only, and obtaining his livelihood principally from

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husbandry, whose profits in any year fell short of the sum on which the assessment was made, might obtain relief from duty in respect of the deficiency on due proof of the facts to the satisfaction of the district commissioners of taxes, upon appeal made to them within three months of the end of the year. The restriction of this relief to persons obtaining their livelihood principally from husbandry was removed in 1853 in the case of tenant farmers, and in 1880 in the case of owner occupiers. So that now this relief may be claimed by any person who occupies land for the purposes of husbandry only. And since 1887 it has been open to any person occupying lands for the purpose of husbandry only to elect to be assessed under the rules of Schedule D. A person exercising that option escapes altogether from Schedule B., and is assessed like a trader on the average of his actual profits for the three preceding years. And if the profits earned in the year of assessment should fall short of that average he has the same right as a trader to appeal at the end of the year for the relief sanctioned by section 133, 5 & 6 Vict. cap. 35, as amended by section 6, 28 Vict. cap. 30. Prior to 1890 there was no statutory provision for setting off losses in farming against income derived from other sources. But now under the provisions of the Customs and Inland Revenue Act, 1890, any person who sustains a loss in the occupation of lands for the purposes of husbandry only may appeal within six months of the end of the year to the district commissioners of taxes; and on proof to their satisfaction of the amount of the loss, and of the payment of income tax on the aggregate amount of his income, may obtain repayment of so much of the sum paid for income tax as would represent the tax upon income equal to the amount of loss.

45,453. Then a farmer may take his option; up to last year he might either be assessed to the income tax on one-half of his rent or he might be assessed under Schedule D.?—Yes.

Farmers assessed under Schedule B.

45,454. Whichever was most beneficial to him?—1887-88 was the date in which farmers could return to be assessed under Schedule D. I may say the numbers assessed are 1887-88, 143; 1888-89, 163; 1889-90, 136; 1890-91, 134; 1891-92, 116; 1892-93, 112; 1893-4, 552.

45,455. Then in that year they took greater advantage of that option?—Yes. I think that increased jump was owing to a circular that was issued by the Board of Agriculture.

45,456. Then the number of farmers taking advantage of that provision is not large?—No, very small.

45,457. Up till last year the great bulk of farmers must have been assessed upon half of their rental?—Yes, in England.

45,458. Provided always they did not come under the other exemptions, that is the exemptions in respect of their total income?—Yes.

45,459. (*Mr. Dalton.*) And those exemptions were very considerable?—Yes.

Exemptions under Schedule B.

45,460. (*Chairman.*) Until last year what was the provision with regard to exemptions?—The suppositive income of a farmer until last year was presumably half his rent—half his full value rather.

45,461. Then beyond that if his income did not reach a certain amount—I do not know whether it was 100*l.* or 150*l.*—he paid nothing?—150*l.*, yes.

45,462. And partial exemption up to what?—Partial exemption up to 400*l.*

45,463. Previous to last year?—Yes.

45,464. What was the effect of the provisions of last year's Act; in the first place the Act provided that farmers should only be assessed upon one-third of the rent, I think?—Yes.

Effect of Finance Act of 1894.

45,465. And secondly the limit of total exemption is raised from 150*l.* to 160*l.*?—Yes. The Finance Act provided the following new limits of exemption and abatement: where the income does not exceed 160*l.* total exemption is allowed; if it exceeds 160*l.* but does not exceed 400*l.* an abatement of 160*l.* is allowed; if it exceeds 400*l.* but does not exceed 500*l.* an abatement of 100*l.* is allowed.

45,466. (*Mr. Little.*) What is the amount of rent which a farmer must stand at now to pay income tax?—487*l.* 12*s.*

45,467. (*Chairman.*) Then the limit of total exemption now is 160*l.*?—Yes.

45,468. Therefore inasmuch as the farmer is now assessed only upon one-third of his rent, his rent must be 480*l.* before he pays anything?—Yes, 487*l.* 12*s.*

45,469. Therefore all the farmers now paying less rent than 487*l.* pay nothing?—Presuming always they have no other income.

45,470. If they have other income then they must bring that into account in order to claim the exemption?—Yes, their suppositive income is roughly a third of their value, and plus any other income which they may have—that is taken as the *prima facie* index of their liability.

45,471. Have you any return showing what effect that has had upon the receipts?—No, not at present; it is impossible to tell.

45,472. Will it make a very considerable reduction?—Yes, very considerable.

Assessments under Schedule B.

45,473. Do you know what you actually received from tenant farmers before?—I think I have given in a return. Here is a return of the gross assessments of the lands under Schedule B. in the last 20 years.

45,474. (*Viscount Cobham.*) You put in a paper showing the statement of the annual amount of income tax as paid by farmers in England and Scotland respectively under Schedule B., which shows that in England, 1889, 223,578*l.* was paid under Schedule B.?—Yes. (*See* Appendix A. XXXIX.)

45,475. The net produce after repayments to date being 191,154*l.*?—Yes.

45,476. Is that purely in respect of their occupations?—Yes.

45,477. Then at 6*d.* in the £ still we get in 1892-3 205,702*l.*, the net produce being 166,309*l.*, and beyond that you are not able to carry the comparison?—No, the accounts are still open.

45,478. Is it possible to estimate the result of the Finance Act of last year?—I am afraid not. We cannot do it really until a clear 12 months after the expiry of the year.

45,479. Some effects have been produced in 1894-95?—Yes.

45,480. There being in 1894-95, at an 8*d.* income tax, only 182,838*l.*?—Yes.

45,481. That is subject to deduction, is it not?—Yes; that is owing to the increase of the area of taxation rising to 160*l.* and the increased amount of allowance in respect of abatement.

45,482. Are there any other estimated additional deductions to be made?—No.

Land tax divisions.

45,483. (*Mr. Whitehead.*) Are not the Land Tax Commissioners' districts generally coterminous with petty sessional divisions?—No.

45,484. They are not?—No.

45,485. Not in any cases?—I should not like to say not in any cases, but they are the old county divisions or hundreds in point of fact; the old hundreds, which I believe date from King Alfred's time.

45,486. Those should be the actual districts?—Those are in point of fact the actual districts for land tax purposes.

45,487. Referring to Kent, I think as a matter of fact they are coterminous with petty sessional divisions. I know in my own case it is?—It may be, but we at the office have no knowledge, and I may say no care, for petty sessional divisions; we know nothing of them.

45,488. In Kent they are not recognised as divisions for land tax purposes?—The land tax divisions are the parishes which are included in the original assessment of 1798, and if there is any dispute as to what parish is in a particular hundred or division we refer to the old original assessments of 1798, which are kept at the Record Office.

45,489. And the quota paid by each parish in respect of land tax is always the same?—Yes.

45,490. With the exception of any redemptions that may take place?—Yes.

45,491. Is the quota the same on each particular property in the parish?—No, not necessarily.

Assessment of land tax.

45,492. As a matter of fact, it often is held to be by Land Tax Commissioners?—It has been held. As you may remember, I read a circular which we issued to the Land Tax Commission in 1873, and I will read a letter which was issued by the direction of the Land Tax Commissioners for the district of Cottesloe, which

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is in Bedfordshire:—"28th November 1873. Dear "Sirs, I am directed to inform you that the Land Tax "Commissioners have, upon consideration, deemed it "expedient that the Land Tax assessments should be "made upon the principle adopted during the past "year. Blank form of assessment is sent herewith, "which I will thank you to complete and return "signed at the earliest convenience." That was after our circular of 1873, in which we called the attention of the Commissioners to the fact that they ought to make an annual assessment. But on the receipt of that circular we had some correspondence which induced us to send down one of our inspectors to that district, and he reported as follows:—"I beg to state "that in consequence of the Board's circular of the "31st January 1873, the assessors in this division were "instructed to make proper assessments for the year "1873–74 which was done, but when the assessments "were returned to the Commissioners it appeared "that in some parishes great alterations had been "made, and at a meeting held on the 10th November "1873—Lord Cottesloe, then Sir Thomas Freemantle, "in the chair—the Commissioners decided that the "old assessments should not be interfered with, and "the assessors were directed by circular, a copy of "which is annexed, to make the assessments upon the "principle adopted in the previous year, which was "done, and the same are continued up to 1875–76." The following is an extract from the Minutes furnished by the clerk to the Commissioners which were taken at the meeting:—"They (the Commissioners) are aware "that there may be much irregularity in the present "assessments, but no alteration can be made without "greater hardship, because the present payments have "been collected for so long a period that they are "generally deemed a fixed payment, any departure "from which would give great dissatisfaction." That was reported in 1873, but I may say that in the present year I received an intimation that in this division of Cottesloe in 1894 the Commissioners instructed the assessors to make their assessments at an equal £ rate upon the rateable value in the poor rate, but in some cases the assessors are unable to identify the particular properties charged with the land tax, and therefore are unable to follow the Commissioners' instructions. So the Commissioners intended to alter that.

45,493. Do you think it is the opinion of Commissioners, and especially their clerks, that these are held as fixed payments?—Of course I do not know the mind of the Commissioners, but I should doubt whether that general and erroneous impression prevailed.

Redemption of land tax.

45,494. How is the value of the redemption fixed?—I will read just the formula for redemption: "To find "the consideration money payable for the redemption "of 1*l.* land tax, the process is as follows: Find the "cost of such an amount of stock as will yield a divi- "dend exceeding the amount of land tax to be redeemed "by one-tenth."

45,495. (*Mr. Little.*) Is it not one-eleventh now?—One-tenth. "Begin, therefore, by increasing the 1*l.* "land tax by one-tenth, viz., to 1*l.* 2*s.* From this sum "deduct 17½ per cent." (that is, by the Act of 1853), "viz., 3*s.* 10½*d.* Thus the dividend to be yielded by "the stock purchased is reduced to 18*s.* 1½*d.* It will "be found by computation that the amount of 2¾ per "cent. stock (Consols) necessary to yield this dividend "of 18*s.* 1½*d.* is 33*l.*" So it is 33 years' purchase at the present time, with stock at 103*l.* or 104*l.*

Assessment of land tax.

45,496. (*Sir Nigel Kingscote.*) How are the returns of occupiers checked; I do not think you have said anything about that?—I partially began it. When the assessments have been completed by the assessors, they are delivered with all returns to the District Commissioners at a meeting held for this purpose, at which the surveyor of taxes attends. The returns and assessments are then handed over to the surveyor of taxes, whose duty it is to examine the returns carefully, to compare them with the assessment, and to correct any mistake which may have been made by the assessors. He is also at liberty, in accordance with the 75th section of the Act 5 & 6 Vict. c. 35., to make further charges if he considers it necessary to do so. The surveyor makes his charges, which are usually very few, after careful inquiry and comparison with the assessments on other lands and in consultation with the assessors. The District Commissioners, when the assessments have been finally completed, sign and allow them. Notices of charge are then prepared and delivered by the assessors to the several persons charged, and any person who regards his assessment as excessive may, upon giving due notice to the surveyor of taxes, appeal to the District Commissioners at a meeting held for that purpose. If dissatisfied with the decision of the District Commissioners he may, if he think fit, demand that a valuation of his lands shall be made, which valuation, when duly made and sworn to by a competent person to be named by the Commissioners, shall govern the assessment. The District Commissioners may also, if they deem it necessary, direct that a valuation be made.

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45,497. It is done locally really?—Yes.

Payment clerks to Land Tax Commissioners.

45,498. (*Mr. Giffen.*) Are the Commissioners of the Land Tax or the clerks of the Commissioners paid for the duties which they perform?—The clerks to the Commissioners are paid a commuted sum, which commuted sum is based on the poundage which they formerly used to receive on the land tax assessments. I think it was 3*d.* in the £; I am not quite sure.

45,499. How much does it come to?—I cannot answer that question off-hand, because it is mixed up with income tax remuneration.

Cost of collecting land tax.

45,500. The cost of collecting the land tax does not appear anywhere in the tax accounts?—I think it does not. The cost of collecting the land tax has been estimated at about 4 and 4½ per cent.

45,501. And, of course, the net value of the land tax to the Government is subject to that consideration?—Not altogether, because a portion of that comes, as Mr. Everett pointed out, from the surplus on the particular individual quotas where there is a surplus. The Commissioners have power to suggest an award to the assessors which, if it is apparently reasonable, is paid out of any surplus which may be raised in any particular parish, the balance of that surplus going towards the redemption of the land tax in the parish in which it is raised.

45,502. And that surplus does not appear in your accounts as part of your gross income from the land tax?—No. A portion of the cost of collection of land tax appears as a direct charge on the Treasury, and the other portion of it is paid out of the surplus, and does not appear as a direct charge on the Treasury.

45,503. So that the income from the land tax which appears in the finance accounts is less than the amount which is raised from the taxpayer by a certain small per-centage?—Yes. In some parishes I may say the per-centage is what I may call considerable. In large urban parishes, take, for instance, the parish of Birmingham, where the whole land tax raised is a little over 500*l.*, which is raised from no less than 30,000 people, of course, the cost of collection is proportionately very heavy. I believe, as a matter of fact, that 500*l.* cost 165*l.* a year to collect.

45,504. Would it not be expedient, according to the principles of our Finance Acts, that the gross sum yielded by the tax should appear upon the one side, and the total cost of collection should appear somewhere or other upon the other side?—Yes, I think it would be very valuable.

History of land tax.

45,505. I noticed that in your statement with regard to the history of the land tax you mentioned that you consider the subsidies which preceded them would have also been a kind of land tax; but I suppose your whole description is quite general, and you did not mean to refer to subsidies in particular?—It was quite general.

45,506. Subsidies in particular may have been an assessment upon personal property for aught that you mean to tell us here?—I think, so far as the land tax as originally intended, was also a tax on personal estate, to that extent the subsidies were in a sense its progenitors.

45,507. But they were not the progenitors of that part of the tax which applies to the land?—Not exclusively.

45,508. They were the progenitors of that part of the tax which applies to personal property?—Yes, undoubtedly.

45,509. Can you give us any further information as to when this mode of making the assessments—which were found to be in 1692 close upon 2,000,000*l.*, mainly upon land—began?—I am afraid not, it is really lost in antiquity.

45,510. That is a little obscure?—Yes, very obscure.

45,511. There is distinct evidence that there was something of that kind during the Commonwealth period?—Yes.

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45,512. But you cannot state any previous date at which that mode of assessment seemed to exist?—No, I am afraid I cannot state it with any feeling that I am stating what is accurate.

45,513. My reason for asking the question is with reference to the point at which it began to be considered important to establish that each county in England yielded a certain lump sum, and why it was that that lump sum came to be taken as the basis of the tax, and the idea of valuation seemed to be given up?—I gather that at a certain time between 1692 and 1697 there was, what I may call, a general sort of valuation, which was found to result in a decreasing revenue, and that in order to prevent that decrease the Parliamentary authorities at that time fixed a certain contribution on each county and each town, so as to prevent an annual falling off in the tax.

45,514. Was that sufficient to prevent a falling off in the tax; was not the experience of the subsidy quite the opposite, namely, that by fixing a lump sum you found in course of time certain parts of the country decayed, and you could no longer levy a quota upon them, so that the fixing of the lump sum was fatal to the perpetuation of the revenue?—In all the earlier Acts of 1600, and thereabouts, a sum is specified to be raised, and I take it that that sum actually was raised.

45,515. (*Mr. Everett.*) A sum for the whole country or for each county?—It began by a statement of the sums for the whole country.

45,516. (*Mr. Giffen.*) Was it to save the trouble of a new valuation?—I take it that it was to save that trouble.

45,517. And to prevent certain localities exempting themselves?—Yes.

45,518. But it did not provide for the increase of income according, as certain other localities increased the valuation owing to their increasing prosperity?—Apparently not.

Determination of income under Schedule B.

45,519. Coming to the income tax at the present time, might I ask if you can tell us anything as to the origin of the presumption of law, that profits under Schedule B. were to be considered equal to a certain part of the rent?—Under the Act of 1803, Mr. Pitt's Income Tax Act, the presumption of profit to the occupier was two-thirds of his full annual value. When in 1842 Sir Robert Peel introduced the Act of 5 & 6 Vict. c. 35., he stated that he had satisfied himself that that was too high, and that it had been intended in 1816, when there was a proposition to continue the income tax, to reduce the suppositive income computation to one-half, which he in 1842 adopted as the suppositive income of the English occupier.

45,520. Then the idea really was to have something that was supposed to approximate to the income of the occupier of land from the land?—That was so.

45,521. And the two-thirds was really considered at that time, in 1803, to be a fair estimate of the proportion of that income to the rent?—Yes.

45,522. And there does not seem to have been any formal inquiry in 1842, or any other time, as to any reasons for making a change. Certain information was acted upon, but that was not made public?—That is so. There was certainly no Commission of Inquiry, or anything of that sort; but on what grounds Sir Robert Peel acted, of course, there is nothing in the official books which will disclose.

45,523. And there is nothing, I suppose, with reference to the change that was made a year or two ago; there is nothing on record to show for what reason in detail the change is made. Certain statements were made in the Budget speeches, but there is no record of any formal inquiry?—No.

Schedule B. in Ireland.

45,524. Have you considered the matter at all with reference to different kinds of farming occupations; have you considered it, for instance, with reference to the case of Ireland?—No.

45,525. In Ireland the gross amount of Schedule B. is about 10 millions sterling, is it not?—I have not got with me any figures, I am sorry to say, about Ireland. The figures in the last report, no doubt, are correct.

45,526. But the gross amount under Schedule B. in Ireland, according to your reports, is a little under 10 millions sterling, is it not—there or thereabouts?—Yes probably.

45,527. Half of that would be about five millions, and one-third of it would be about 3,300,000*l.*; and I wish to ask if the presumption of law that that is the income of the occupiers of land in Ireland can be considered a correct one at all?—That is a presumption in law that one-third of the assessed value in Ireland is the income of the occupier.

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45,528. And there are also close upon half a million of agricultural occupiers in Ireland?—There are, I believe.

45,529. And at 3,300,000*l.* that would give each of them an income of about 6*l.* a piece, and that is supposed to be the income of the head of a family?—The amount of income tax raised under Schedule B. in Ireland is, of course, as you know, very inconsiderable.

45,530. The lowest income of the occupiers of land in Ireland, the lowest figure at which it has been put, I believe, is a little under 20 millions sterling, so that instead of being a half or a third of the gross assessment under Schedule B. it is very nearly double the gross assessment under Schedule B., is that not so?—Yes.

45,531. Then the presumption of law as regards Ireland does not seem to be worth a great deal, applying it generally, at least?—I know we receive a very small amount under Schedule B. from Ireland. Your figures are correct doubtless.

45,532. I am merely putting it that the presumption of law in this case does not amount, for some reason or other, to very much?—Yes, that would be so.

Assessments under Schedule B. on hop lands.

45,533. Have you looked into any other cases of assessments under Schedule B. in England; for instance, the cases of hop lands in Kent—how it would turn out if the people there were assessed, not upon a certain proportion of the rental, but according to their real income?—A farmer who makes more than his presumed assessment never appeals; so, of course, we have no means of testing his assessment. It is only in the cases where there is a loss of profit that an appeal is made and accounts are produced. We have no means whatever of saying whether the presumption of law as to hop lands that they only make the one-third profit is correct or not.

45,534. (*Mr. Whitehead.*) That would depend very much upon the season, I imagine?—No doubt; I suppose so.

Assessment of farmers under Schedule D.

45,535. (*Mr. Giffen.*) Would there be any real difficulty in assessing the farmer as people under Schedule D. are generally assessed?—I think not. The objection on that side has always come from the farmers. I believe one of their champions, Mr. Clare Sewell Read, invariably has stated that a farmer did not keep accounts, and was unable to keep such an account as would satisfy the Commissioners. The Board of Agriculture have, I believe, done what they can to dispel that illusion by circulating a very useful form of account to the various farming centres, and, as I showed you, the effect of that was an increase from about 163 to 500 farmers, but, of course, that is a very small proportion.

45,536. (*Viscount Cobham.*) Considering the recent exemptions the question is hardly a practical one now, is it?—I should imagine not. Of course we do not know, as I told you a little time ago, what the effect of that exemption would be, but Schedule B., of course, is becoming smaller by degrees.

45,537. (*Mr. Giffen.*) You would have no difficulty in applying the same rules and principle to Schedule D.?—We think not.

45,538. And you could assess the occupiers of land perfectly well under Schedule D.?—We think so.

Reduction of assessments under Schedule B.

45,539. With regard to this table which has been put in showing the assessments of lands under Schedule B. at different dates, 1873, 1880, 1889, and 1894, I should like to put it to you whether it would not be a fair statement from this that in England you have had a reduction since 1879–80, which is the highest date of the three, from 48,000,000*l.* to 36,597,000*l.*, which is very nearly 25 per cent.?—Yes. (*See* Appendix XL.)

45,540. In Scotland the reduction is from 7,758,000*l.* to 6,246,000*l.*, which is about 20 per cent., I think?—Yes.

45,541. And in Wales the reduction is from 3,271,000*l.* to 3,073,000*l.*, which is very little more than 6 per cent?—Yes.

45,542. So that there is a great difference between the three parts of Great Britain as regards this gross assessment under Schedule B. Have you looked into it in detail at all as to what the difference in particular counties is?—I think the reason for the striking

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difference as regards Wales is to be found in this fact, that the poor law valuations, on which, of course, we to an extent—a considerable extent I may say—in default of information depend for the income tax assessments are very indifferently made in Wales, and that in some cases they are as much as 20 per cent. below the rack rental. The assessments originally were not approximated as closely to the full rack rentals in Wales as was the case in England, where the poor law assessments are very much better made, the result being that the fall has not been apparently so pronounced.

45,543. Then we have not to infer from this that Wales has been less hit by the agricultural depression than England has been, or not so much as this table would appear to show?—I do not think that would be an altogether fair assumption; at least I think the matter which I have referred to should also be taken into consideration.

45,544. (*Mr. Long.*) May I ask upon that question whether you have any special knowledge with regard to the degrees of agricultural depression in different parts of the United Kingdom?—No, except so far as they appear in any shape or form with reference to the yield of the tax. I got out one or two cases in the eastern counties lately—something in the shape of a sort of computation.

45,545. (*Mr. Giffen.*) I am merely asking you to ascertain what the exact value is which is to be put upon the figures; if there is any information of that kind it can be stated?—My impression is that our figures can be taken in a broad and general sense, but I should not wish to put them on a higher standard, because in addition to that which I mentioned about the variations in the poor rate, which are a considerable guide to us, we do not, as I think Mr. Shaw Lefevre brought out, immediately get the effect shown in our accounts of permanent reductions of rent, or of temporary reductions of rent.

Duties of Land Tax Commissioners.

45,546. (*Mr. Little.*) We have heard a good deal about the appointment of Land Tax Commissioners; would you tell us what they have to do?—They have to appoint the assessors, and they have also to appoint the collectors, and they have to hear any appeals against any assessments which may be made, and if collectors do not pay over their accounts properly they have, at the instance of the surveyor of taxes, to summon them before them to insist on their paying over their collections, and they have generally the responsibilities of raising the land tax in the divisions for which they act.

45,547. (*Viscount Cobham.*) Do they appoint the clerk?—They appoint the clerk too.

45,548. (*Mr. Little.*) He is generally the clerk to the Income Tax Commissioners also?—Yes.

45,549. Then they have to nominate persons to serve on the Income Tax Commission?—Yes; when there is a vacancy on the Income Tax Commission the Board of Inland Revenue are empowered by Act of Parliament to summon a meeting of the Land Tax Commissioners for the Hundred, by notice in the "London Gazette," for the purpose of appointing Commissioners to supply vacancies among the Commissioners of Income Tax.

45,550. And they form a reserve list from which the Income Tax Commissioners choose persons to serve?—Just so.

45,551. The Land Tax Commissioners have some privileges, have they not; are they not exempted from certain duties?—They are exempted from jury service and any parochial office too; that is the only privilege that I am aware of.

Duties of assessors of income tax.

45,552. On the whole it is not an onerous duty that they discharge?—It is not onerous but it is honorary.

45,553. I should like to get on the notes a little more fully than I think we have got what the assessors of income tax have to do, and how they arrive at their estimates which they have to put in a certain column of the assessment sheet. The schedule is based, first of all, upon the poor law assessment?—Yes.

45,554. That is the foundation of the whole thing, is it not?—Yes.

45,555. Then they have returns from occupiers?—Yes.

45,556. The owners have nothing to do with those returns unless they choose to give information, have they?—No.

45,557. But, I suppose the surveyor of taxes does very generally receive from larger owners particulars as to the actual rent?—That no doubt is the fact; in order to save appeals and to save trouble the surveyor applies to the owner, who as a general rule, I may say, authorises his agent to furnish the surveyor with any particulars to enable him to make the correct assessment. It saves a great deal of trouble to everybody.

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45,558. Have you any information as to the number or the proportionate number of occupiers who make no returns?—No, we have none.

45,559. Every occupier is bound under a penalty of 50*l.* to make a correct return?—That is so.

45,560. But you are probably aware that a great number neglect to make it?—That is so.

45,561. You do not know what proportion?—I cannot say what proportion.

45,562. In the event of no return being made the assessor has to put a value on the property?—The assessor has to put a value on the property.

Instruction to land tax assessors for valuation of properties.

45,563. Do your present instructions to assessors give them any guide as to the way in which they should arrive at that value?—They give them general instructions, and also say in default of any other means of ascertaining the value they are to refer to the poor rate.

45,564. A few years ago there were specific instructions as to the line that they should take in endeavouring to ascertain the value, were they not?—Yes, that was so. What was called a scale used to be prepared—a scale of all recent lettings, and the comparison of them was made with the poor rate on the same lettings, and if the poor rate on the particular property was found to be below the result of the scale a proportionate addition was made so as to bring up the poor rate presumably to the amount of the recent lettings.

45,565. When these scales were constructed they showed, did they not, generally an enormous variation between actual rentals and parochial assessments?—In a good many cases they showed at those times considerable variations, no doubt.

45,566. Sometimes the value was above the rent and sometimes it was from 25 to 40 per cent. below it?—In certain parishes that doubtless was so.

45,567. If you have seen some of those scales which used to be constructed you will have seen in the same parish sometimes a very great variation?—Yes, there were undoubtedly very great variations. I may say that since the Union Assessment Act of 1861 or 1862, (I forget which year it was), I do not think the variations have been so considerable.

45,568. Were those instructions found not to work well or fairly, that they were withdrawn?—As I say the Union Assessment Act was thought to have rendered them somewhat obsolete, and since agricultural depression has set in, I think it has been pretty generally considered that the gross poor rate was certainly the highest value which they would follow.

45,569. But those instructions were still continued as late as 1885 or 1886?—I do not think there was anything about a scale there.

45,570. I have before me instructions to assessors issued 1885–86 in which the rule is, "The assessors must "inform themselves, in the first place, of the actual rent "of as many properties as they can, which have been "recently let to a tenant at rack-rent. From these "they will form a judgment whether the returns by "the several occupiers represent the full annual value "or not. If they have reason to be dissatisfied with "the returns, they must then proceed to enquire into "the circumstances attending any recent settlement "of the poor rate, and of the rule by which it was "made; and by comparing the sums rated with their "actual information, they will be enabled to ascertain "the proportions between the rate and the true annual "value. Any supposed inequality in the rate may be "discovered by comparing the known rent of several "properties of the same kind with the amount charged "thereon in the rate"?—The practice at the present time may be described thus: the assessors, when duly authorised by the district commissioners, may, if they think it essential to do so, survey any lands for the purpose of ascertaining their annual values, taking with them a properly qualified person. This provision of the Act is rarely or never resorted to. The assessors are also empowered to call for the production of the lease. I may say that generally I am assured by our

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inspectors that that scale at the present time is practically a dead letter as regards agricultural lands.

45,571. I do not know whether that duty was transferred from the assessor to the surveyor of taxes. The surveyor of taxes, having got the assessor's value, has then to compare the assessor's value and the poor rate value, and to form his own judgment as to whether the assessment is a fair one?—Yes, and I know as a fact that in former years they very frequently had recourse to a scale of that sort. I also am told by the inspectors at the present time that practically now they never resort to that scale, because they are satisfied that the gross poor rate is, in the main, in England, a very fair index of what would be the gross annual value.

45,572. Where an owner occupies his own land and no rent is paid, you must resort to something like the poor rate assessment to check his return?—Yes.

45,573. Do you find that there is much difficulty occasioned by stupid mistakes in returns made by the occupiers?—No doubt there are a good many mistakes through their stupidity or carelessness, and in order to save trouble all round, we always authorise the surveyors to go round to certain centres to meet the assessors (and the assessors being local farmers, as a rule, know all about the rents) with the view of rectifying these things before they get into assessment, so as to prevent the necessity for a lot of unnecesary appeals.

45,574. Does it not often happen that a man who has felt very much aggrieved at his assessment finds that it is due to his own carelessness or mistake?—No doubt.

Income tax assessments and fluctuations in value of land.

45,575. Do you think that when the value of land has risen, the assessment for income tax increases with the rise, or does it lag behind?—I say that we must consider that it lags behind, because the Income Tax Act lays it down that a rack rent which is fixed by a lease within a period of seven years is binding.

45,576. And then if you have no assessment for five years, you do not get the knowledge of the fact of a rise of rent in that five years?—No.

45,577. So that in a rising market the income tax assessment will probably never attain to the full height of the rents?—Not unless there is a sufficient period when they are at a state of balance.

45,578. Similarly when rents are declining the assessment will not get corrected up to date?—The Income Tax Act provides for an appeal in the intermediate years, which is sometimes resorted to.

45,579. But still there would be the disinclination, and the laziness and the carelessness of people which would have an effect?—No doubt.

45,580. People do not appeal who could appeal?—No doubt.

45,581. Is there not reason to suppose that when rents are declining, the income tax assessment does not decline at the same rate as the actual rent?—I think that is so; it lags a little behind.

45,582. Particularly when you take into account the fact that many rents have been reduced by abatement and not reduced permanently?—Yes, that is so.

45,583. That would not be shown in the assessment?—That would not be shown.

45,584. So that as between the highest period and the lowest period the actual difference is probably much greater than the figures show?—Yes. I say the income tax figures cannot be taken as showing the decline at the period when it actually occurred.

45,585. May I put it that it very much understates the decline in value?—Yes, I should say you may, it understates it.

45,586. Then there are a number of properties, I will not say large in amount, but considerable in number, where no one has any interest in the Return at all, small properties, I mean?—Yes.

45,587. These may remain charged at the old rent, though the value may have decreased very largely?—Yes.

45,588. That is another reason for the assessment keeping up?—Yes.

Income tax assessment and mortgages.

45,589. Then where there is a mortgage upon a property the assessment could not be reduced below the interest on that mortgage if it were known, could it?—It would not be reduced below the interest on that mortgage because the mortgagor on paying the interest to the mortgagee would be entitled to recoup himself the tax on the mortgage interest.

45,590. Then the assessment might stand in Schedule A. and Schedule B. at considerably more than the present value of the property because the mortgagee would have to pay the tax upon his interest?—It might.

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45,591. That is another reason for supposing that the assessment may be considerably above the actual value?—Yes.

45,592. Then there are those who have a very great objection to letting down the value of their property and proclaiming that it is not worth anything; do you not think that that acts as an inducement to prevent landlords from appealing against the charge in some cases?—I should think it would in some cases.

45,593. All these things would have an effect?—Yes, I take it that a person could appeal, and notwithstanding the fact of there being a mortgage it would be competent for him to show that the value of the land was below the value of the mortgage interest.

45,594. Do you mean that he would get relief?—He would get relief.

45,595. He would not have to pay the income tax upon the mortgage interest?—In that case we should have to look to the mortgagee for any balance. I have little doubt that it would be competent for him to declare, in point of fact, that the land was mortgaged at a higher sum than its value.

45,596. Which he is not very likely to do?—Just so.

Original object of land tax.

45,597. (*Mr. Long.*) With regard to the interesting statement which you have given us at the opening of your evidence respecting the land tax, I think you stated that the original object of the tax was to levy a charge upon both real and personal property?—No doubt it was so.

45,598. Including the profits and salaries of persons holding offices?—Yes.

Abolition of land tax on personalty.

45,599. You told us later that that portion of the tax which was collected from personal property has been dropped altogether?—Yes.

45,600. Was it dropped in consequence of legislation?—Yes, by an Act of the year 1833.

45,601. (*Viscount Cobham*). Did not the Return fall to nothing before legislation?—It had come down to about 32,000*l.* or 33,00*l.* There was an Act of 1833 which abolished it finally.

45,602. You said that in the year 1832 5,000*l.* was the result of a tax at 1 per cent. on the capital value of the personalty of Great Britain?—Yes, but then in addition to that I ought to have explained that there was a land tax on offices.

45,603. Which brought it up to 33,000*l.*?—Yes, and that was abolished in the sixties.

45,604. (*Mr. Long.*) Can you tell the Commission whether that Act of Parliament was passed in consequence of any difficulties connected with the collection from personal property?—It had become such a strange state of things. These assessments were gradually falling aside altogether, and so in a fit of generosity, the Parliament, I suppose, of that time, wiped them out altogether, and the Inland Revenue Department were exceedingly glad when they did so.

45,605. In the year 1833 the proportions of real and personal property in the country were very different to what they are now, were they not?—Probably so.

45,606. Personal property was relieved from this charge, which may, I suppose, fairly be described by that favourite term of a "hereditary burden" upon personal property; was any other equivalent imposed upon personal estate?—Not that I am aware of.

45,607. Then would it be fair to say that whereas hereditary burdens have been left upon land, hereditary burdens have been taken off personalty, so far as the land tax is concerned?—It would be fair to say so, if personalty could be exactly considered as on all fours with land, in connexion with its permanent character.

45,608. I am afraid I do not quite follow that answer?—Personalty, I take it, is so moveable that I do not think in connexion with a land tax it could be regarded as standing exactly on the same footing as land.

45,609. But take that portion of personalty which you have described as the salaries of persons holding offices?—I was speaking of personalty——

45,610. Pure and simple; but that is a form of personalty?—Yes; there was what was called a land tax on offices.

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45,611. They were exempted?—They were exempted in a more recent year; I forget what the year was.

45,612. Therefore they at all events have escaped a hereditary burden and pay nothing as an equivalent?—So far as the offices are the same as they were at that time, I have no doubt that it is so.

45,613. "So far as the offices were the same as they were," would not that remark apply equally to the land, so far as the land is the same as it was; is there not as great a distinction between the condition of the land now and as it was at that time as there is in the case of any other class of property in the country?—Perhaps I may explain my meaning better by giving an example. In the early ages of the tax the salary of an excise officer, for instance, stationed at any particular place was chargeable with land tax; if for official purposes that excise officer were altogether removed from that place owing to any circumstance, such as a new brewery or anything of that sort being established elsewhere, and he were put into the next county, there would be no charge possible upon an excise officer in the town, because no excise officer would be there——

45,614. And therefore, to that extent, salaries would escape in that district?—Yes; therefore to that extent salaries would escape there; of course, there has been an enormous increase in the number of offices since that time which have never been assessed to a land tax, and, I suppose, never would have been assessed.

45,615. I gather from what you have told us that there could be no doubt that this tax was originally intended to be a tax on means and substance?—No doubt.

45,616. Can it be fairly regarded as a tax falling upon the means and substance of the country now when it falls exclusively upon land?—No.

Effect of transfer of proceeds of land tax to local taxation account.

45,617. Has your attention been called to a suggestion which has been made to the effect that the proceeds of the land tax should be transferred from the Imperial taxation account to what is called the local taxation account?—I have heard it mentioned.

45,618. Do you think that would be any advantage to the local taxpayer taking the country all over?—I think owing to the redemptions and the anomalies consequent thereon, that it would be so unequal in the benefits it conferred that it would be a very clumsy mode and a very unequal mode of giving anything in the shape of a subsidy to local taxation.

45,619. Looking at it from a rather wider point of view than that, is it not the case that the amount of land tax paid in different counties varies considerably?—Yes.

45,620. It varies from 50,000*l.* a year in Norfolk down to very much smaller sums in some of the other counties?—It does.

45,621. The whole proceeds of the tax now go into the Imperial Exchequer?—Yes.

45,622. If they are to be transferred from the Imperial to the local exchequer, it is evident that they must be replaced by some other source of revenue?—Yes.

45,623. Would it not be the case that those counties would contribute the new revenue, not in proportion as they were relieved of the land tax, but in proportion as they were called upon to pay whatever tax might be devised?—Yes.

45,624. Therefore might it not happen that while a county like Norfolk was relieved of 50,000*l.* a year, whereas some other county, we will say the county of Wilts, might be relieved only of 10,000*l.* a year—I am putting the sums only approximately, of course—that the contribution they would be called upon to make in respect of taxation in order to make up the deficit, would be altogether out of proportion to the relief they got?—It might.

45,625. Therefore it would not be in reality a relief of local taxation?—No.

45,626. It would be a transfer merely of money from one pocket to another?—It would, I presume, be a transfer of money from one pocket to another.

Assessment of land tax.

45,627. You told us that the system of assessment varied very much, and was altogether different in different parts of the country?—Yes.

45,628. Owners have the power of objecting to the assessment, have they not?—The persons assessed have the power of objecting.

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Power of appeal against land tax assessment.

45,629. Is any communication made to the owners by notice or in any other form which tells them how they are to make their objections, or where they are to make them or when?—A notice is stuck up on every door of every church and chapel that a land tax assessment has been made, and that appeals will be heard against it at such and such a place, and any person assessed is entitled to inspect the assessment when it is in the hands of the parochial assessor.

45,630. But I suppose it is not too much to say that there is very little accurate knowledge possessed, particularly in some of the poorer districts of the country, with regard to this assessment or the best way to appeal against it?—No doubt that is so.

45,631. Are appeals made in any large number of cases?—I could distinctly say no.

45,632. As a matter of fact they are quite an exception, are they not?—They are, I may say, exceptional.

45,633. I rather understood that from the local Land Tax Commissioners and their decision there is an appeal?—There is no appeal from them to anybody, except of course that they can be called to account by a mandamus in the High Court if they do anything wrong. There have been cases of actions brought against the Commissioners in their capacity as Land Tax Commissioners in reference to assessing property which was held not to be assessable—for instance, charity property.

Assessment of income tax.

45,634. You told us that the valuation for income tax is quinquennial. Who are the valuers who make the valuation?—The parochial assessors, who are appointed by the general Commissioners of Income Tax for the district, are the people.

45,635. The general Commissioners of Income Tax appoint them?—The general Commissioners of Income Tax in each district appoint for every tax parish one or two persons—two usually—as parochial assessors, and they are the people who make the assessment.

45,636. Do they take the rate book as their basis?—They have a copy of the rate book given to them, from which they work.

45,637. Supposing that since the making up of the rate-book there have been considerable reductions in the rent of the parish, will they take the certificate either of the owner or of his agent as the basis?—They will call on the tenant to make a return, and if the return were less than the amount assessed in the rate-book they would, of course, enter that lesser amount in the appropriate column in the assessment form.

Repayment of income tax on claims for rebate.

45,638. With regard to the claims for rebate under the income tax, I put them to you in two forms—first, in the form of a landowner who makes a temporary reduction of rent for the 12 months; and, secondly, where the rebates can be claimed under the Finance Act of 1893; now is it not the case that a person liable to income tax has to make the full payments first of all and then apply for repayment?—Yes; that is the practice.

45,639. It is actually the law, is it not; it is compulsory, is it not?—When that abatement was first granted it was what I may describe as extra legal altogether; it was a concession. It was then laid down as a portion of the arrangement that it should be by repayment. I may say that I do not think that is absolutely insisted on, though I believe that it may be described as a general rule.

45,640. You say it is not absolutely insisted upon, but suppose an owner and occupier makes a return with the necessary accounts showing that no profit has been made, and therefore makes no payment, will not the Commissioners insist upon his first of all making his payment and then consider his case for repayment afterwards?—Yes. That comes, of course, under the law. The duty as you know is payable on or near the 1st of January every year, and the appeals of course are only heard after the 5th of April; so payment in that case is made as a matter of necessity.

45,641. Therefore in the case of a small owner and occupier, a farmer who is the owner of his own land, under this rebate system would be out of his money for at least three months, and possibly six; he would make a payment in excess of what he had to make, and have to wait six months before he got his money back?—He would, if he were within the scale of liability; but the small owner, if you are really speaking of a small owner, would not be assessed at all. I am using the

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term "small" as a relative term; I do not know what you mean, but of course if he came within the limit of liability he would have to make the payment and get it back.

45,642. You mean by limit of liability the 480*l.* odd?—Yes.

45,643. I am referring to what we know as the yeoman class who may own and occupy anything from 1,000 acres down to 300 or 400, and who presumably have some other sources of income as well?—They would pay the tax, and appeal when they are able to show that they have made no profit or a less profit than their suppositive profit, and they would get repayment.

45,644. But such a man would have to wait some considerable time before he would get his repayment?—He would have to wait.

45,645. Is there any very serious objection to having these accounts presented accompanied by affidavit and avoiding all the delay attendant upon repayment after inquiry?—I do not know there is what I should describe as a serious official objection. Of course we want to arrive at the yield of the tax every year about the 5th of April so as to satisfy the Chancellor of the Exchequer as to what the possible estimate of the yield of the particular year will be.

45,646. Then in order to gratify the Chancellor of the Exchequer, the poorer members of the agricultural community are called upon to pay money which they ought not to pay?—Hardly that. I should not like quite to put it in that way.

45,647. If it is so, if they are entitled to the rebate, and they can only get it by first of all paying the money in order that the Chancellor of the Exchequer may have a nicely squared statement and then after he has made that statement to Parliament they are enabled to get a reduction, it appears that it is done in the first place for the gratification of the Chancellor of the Exchequer and in the second place for the delusion of Parliament?—The number of repayments really is even under those conditions so small relatively in number and amount both that I do not think they would delude anybody.

45,648. (*Viscount Cobham.*) I think in the case of charitable incomes the whole of the tax has to be paid and the whole of it is returned every year?—I will not say entirely so, because where the charity is established where they have proved their case, it is allowed off the assessment—we do allow off as much as we can.

45,649. (*Mr. Long.*) As a matter of fact these payments and repayments, and claims for repayments would involve a considerable amount of correspondence going through various departments of the office I suppose?—I think they involve some, but it is only fair to say that the small agricultural individual is in no worse position—I am not justifying it on that ground—than the small fundowner who has his tax stopped at the Bank of England and has to get it back afterwards.

45,650. I am quite prepared to join lots with the small fundholder if he would like to come in too, but because he is injured that is no reason why the small agricultural holder should be injured?—No, I am not putting it in that way; I am merely wishing to shew that the small agricultural individual is not singled out for execution.

Assessment of personalty to land tax.

45,651. (*Mr. Dalton.*) The taxing of personalty to the land tax was found to be attended with very great difficulty, I understand?—Yes.

45,652. What classes of personalty were liable to be taxed? Any personalty in the district?—Everything, I think, except household goods and farm stock and debts.

45,653. Were salaries and stock-in-trade, other than those for purely local offices taxed?—So far as we can say, the salaries that were taxed to the land tax, were salaries for the holding of something that you would properly describe as an office. For instance, the chancellor of a cathedral or somebody of that sort, a man who held what might be described as an actual office, was the sort of man who was apparently taxed.

45,654. Were the incomes of professional men taxed?—No, not their incomes.

45,655. It was practically given up because of the difficulty of collecting it, and the unpopularity which any attempt to enforce a strict assessment would have involved?—That no doubt is so.

45,656. And it was replaced afterwards, was it not, practically by the income tax?—The income tax was enforced originally—I think it was in 1803.

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45,657. Did it go on continuously from then?—It went on to 1816.

45,658. And then it stopped?—Then it stopped and it was re-imposed in 1842.

Objections to the land tax.

45,659. Would you agree that the land tax is full of irregularities, inequalities, and anomalies?—Certainly.

45,660. And is a tax which is practically out of date now?—I should certainly so describe it.

45,661. Would you consider that the more it has become out of date the more difficult it is to do away with it?—I do.

Redemption of land tax.

45,662. When do you think it could have been abolished with advantage?—I think that nothing short of a compulsory redemption at the earliest stage could have operated with anything like fairness. I do not say that would have operated with fairness, but the history of the tax in later years has become so anomalous and so involved that I really utterly fail to see how anything can be done short of some scheme of redemption to remedy the evils inherent in it.

45,663. Have you considered a plan for its redemption?—We have from time to time considered it, and we are of opinion that if Parliament could be persuaded to sanction it, a plan of redemption could be carried into effect.

45,664. Treating the landowners liberally?—I should say treating them with a considerable amount of liberality.

45,665. Then you would let them redeem it at a much lower price than at present, I suppose?—We should propose that the terms of redemption should be modified somewhat as they were in 1853.

45,666. Ought any of the land tax on personalty to have been redeemed?—No, that was not subject to redemption.

45,667. Never at any time?—No.

45,668. Therefore the difficulty of redemption did not stand in the way of that policy?—No.

45,669. Do you think that the antiquity of the tax or the fact that a large portion of it has already been redeemed is the more serious bar to doing away with it?—I think that both are a serious bar because undoubtedly an amazing quantity of land has changed hands and been bought subject to what was considered a rentcharge or something in the shape of a rentcharge; and I think the number of redemptions also, a large part of the tax being redeemed is a serious obstacle to any dealing with the tax except by a system of redemption.

Incidence of land tax on agricultural land and towns compared.

45,670. Can you say what proportion of the land tax is now charged on agricultural land?—No.

45,671. Nor how much on towns?—No.

45,672. Can you form any estimate?—I am afraid I could not.

45,673. Is the larger part on agricultural land?—I should say that the smaller part was on towns. Several towns have by this process of automatic redemption reduced the tax to a minimum, and in some it has gone altogether. There is no land tax, for instance, in Manchester, and there is no land tax in Liverpool, and the land tax in Birmingham, as I was saying just now, has got down to 500*l.*, and is in course of extinction.

45,674. Where you have the land tax in towns, is it for the most part very expensive to collect in the same way as at Birmingham, or does that difficulty not apply everywhere?—It is expensive to collect because of the very minute sums in which it is collected. I should say that probably in Birmingham more than half the sums are under 6*d.*

45,675. Do you think that same rule is pretty general in other towns where the land tax is unredeemed?—Yes. In Scotland the land tax quotas were smaller, and we know that in Glasgow it is some minute portion of a penny in some cases, but there they collect it with the rates, so that we do not hear anything of it until they pay over the whole tax.

45,676. That would be an additional reason, would it not, for allowing very liberal terms of redemption?—That would, I think, be a reason. We should be delighted at the Inland Revenue Office to get rid of the land tax altogether.

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45,677. It is neither the one thing nor the other is it? It is neither a rent charge, as I understand, nor do you regard it as an ordinary tax; you regard it as in the nature of a rentcharge, although it may vary very much; at any rate it is not a fixed rentcharge?—It is a variable rentcharge. I hardly know what to regard it as. I regard it as so much money.

Objections to the land tax.

45,678. (*Mr. Little.*) It has been converted into a rentcharge in some cases, at all events, where it has been paid?—Yes; there are 300 to 400 cases where people had the right of buying up the land tax, and in those cases the Government collect it and pay it over to the person who redeemed, but did not exonerate.

Redemption of land tax.

45,679. (*Mr. Dalton.*) You would agree that it is a mistake in legislation to allow any tax to be redeemed, would you not?—Distinctly.

45,680. And that that was a very fatal mischief in this case?—Mr. Pitt made what we now consider a serious mistake. There is not the least doubt that he imagined that, owing to the very favourable terms which existed in 1798, everybody would redeem the tax. As a matter of fact, in the early years of the tax half a million was redeemed, but only half a million.

45,681. And the result has been that he has perpetuated a very unfair tax?—A tax has been perpetuated which gets more anomalous every year.

Uniform assessment of land tax.

45,682. Do you think anything can be done to improve it in the way of having a uniform assessment?—Of course, it would be possible to request the Commissioners to act strictly in accordance with the law, but that requisition could not be enforced in a Government department, and provided the same basis is adopted in every parish, it is really of no consequence; no hardship is done to the individual taxpayer as to whether he is taxed on 400*l.* at a shilling, or 100*l.* at 4*s.*

Uniform valuation for local and imperial purposes.

45,683. Do you think it is desirable that there should be one valuation for local and imperial purposes?—Yes, certainly.

45,684. And that the system in force in London should be applied to the rest of the country?—I think such a system would be a great advantage. They have it in Scotland.

Valuation of railways for local purposes.

45,685. We have heard from a Scotch witness about the system they have there of valuing the railways for local purposes. Do you think the Inland Revenue Department could undertake that duty?—I have no doubt we could.

45,686. And that it could fix the assessment of the railway for each parish for local purposes?—I believe the Scotch system provides a specific method of fixing the amount of contribution for each parish, by reference solely to mileage, and a per-centage on the value of the buildings. The result is that it is relatively a simple process, and does not give rise to any difficulties. If such a system existed in England, no doubt it could be carried out, but if the Inland Revenue Department were expected to estimate, as I believe is the law, what is the value of the railway in respect of the tolls that it receives in each particular parish, I do not think we could do it satisfactorily.

45,687. Somebody has to do it now in the country?—Somebody does it.

45,688. Who would have less means of doing it properly than your department would have?—That would be so no doubt. I have no knowledge of it, but I imagine it is not very consistently done, and that it does not work particularly satisfactorily.

45,689. But for that reason, although it would be a difficult task, you would probably be able to do it better than any local people?—Yes, I should say we should, for this reason, that something like a uniform system would be established.

45,690. You would also have the accounts of the companies, I suppose?—We have, of course, the accounts of the companies, and in a sense we have means of knowing what amounts of tolls are collected at each station; but I think it would be a difficult operation, whereas the Scotch system is fairly simple.

45,691. But it is a matter of great importance to get it right in England, because the value of the railways is so large, and the cost at present of getting an accurate assessment and of going to law and so on is very great?—Yes.

45,692. Do you think a central department under your office could do it?—A central department could do it, but I should consider it would be necessary that some distinct direction should be given as to the principles on which the assessment ought to be determined.

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Remissions of rent and income tax assessments.

45,693. I understand that one reason why the income tax assessment on lands is too high is that it does not take into account the remission of rents and the temporary abatements by owners?—That is so.

45,694. On the other hand, you allow rebates in respect of those temporary remissions?—Yes.

45,695. Cannot you ascertain from the amount of rebates on the income tax what the amount of those remissions of rent are—you would not expect that you would have a rebate in every case, but you could form some idea, perhaps?—I have got something like an account here. It is a statement for the years 1891–92 and 1892–93, showing the total charge, and the amounts discharged on account of agricultural depression and loss of profits by schedule, and repaid in nine divisions of Essex, Suffolk, and Bedford, together with the relative per-centages of discharge to charge. That shows that in 1891–2, in the Witham district of Essex, we discharged 24·9 per cent., and in 1892–93 we discharged 52·6 per cent.

45,696. That would be a considerable reduction in the assessment?—Yes. Then I put in a statement showing the remissions on agricultural lands and the repayments of income tax that have been made in the last five years under Schedules A. and B. under certain specified headings. (*See* Appendix A., XLI.)

45,697. Those sums seem very small for the whole of England?—Yes. Those are repayments after the assessments have been made.

45,698. Those are cash repayments?—Yes, and the assessments also show a reduction.

45,699. (*Viscount Cobham.*) Have the occupiers to make this application for rebate?—The occupiers would make an application for rebate under Schedule B. where they make losses.

45,700. But where there are remissions?—Where there is a temporary remission the owner sends in his claim for the remission of Schedule A., and the other follows as a matter of course.

45,701. And you say that in the great majority of cases the landowners have not troubled themselves to make the application?—We have had a very considerable number of cases, but now they are more dealt with in the districts. Since Mr. Goschen's Act of 1893, which authorised the setting off of loss on one schedule against the gain on another schedule, it has fallen to be the practice that these claims are made very largely in the districts and are settled there; so they do not appear in the matter of repayments; they appear as discharges.

Insufficiency of assessment.

45,702. As regards land tax, do you consider it a fact that in many parishes there must be really more than 4*s.* in the £ in order to keep up the quota?—No, I do not, I am very sceptical on that point.

45,703. How do you account, then, for the considerable number of parishes which apparently have been paying the full 4*s.* notwithstanding the reduction in the value of land?—Because the assessments on which the 4*s.* is charged bear a very small proportion to the value of the lands.

45,704. Has the re-assessment been made?—No, in these cases they have copied the land tax assessments of past years.

45,705. Therefore more than 4*s.* on the existing assessment must have been levied in many instances?—I do not think there are such cases. The cases I have looked into—the three or four cases which I gave in evidence—show that an assessment of 1*s.* on the full value would have sufficed whereas they have made 4*s.* on a fourth of the value.

45,706. (*Mr. Dalton.*) How did that assessment get so low—was it a very ancient one?—It was a very ancient one no doubt.

45,707. But your Income Tax Valuation of lands now is not much higher than it was in 1814 taking the whole country?—The Land Tax Assessments in many cases have remained the same for a great number of years.

45,708. (*Viscount Cobham.*) Let me give you this case, reverting to a previous question. Supposing the land tax in an Essex parish is 2*s.* in the £ and the

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assessment is 1,000*l.*, and assuming that that is a full assessment, it would pay a quota of 100*l.*; then supposing that the rental of the parish has uniformly fallen from 1,000*l.* to 400*l.* (which is not an uncommon case) then the maximum of 4*s.* in the £ upon that 400*l.* would only bring in 80*l.*?—That is so.

45,709. Is it not conceivable that that has happened in a good many instances; we have had many cases of a greater fall of rent than that?—As I say I can only find two cases in which an assessment of 4*s.* on the full yearly value is not sufficient.

45,710. Does that not point to my conclusion that a good many landowners are paying in ignorance more than they can be legally compelled to pay?—That may be so; but judging from the few cases I have looked into—and if you will permit me, I shall have much pleasure in looking into some more—I think it would be found that in no case in which there is an existing assessment of 4*s.* is the amount entered the full yearly value.

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Effect of sub-division of property on land tax.

45,711. What happens in the case of a sub-division of property?—In nearly all those cases the land tax is either properly re-assessed in the parish or else they simply split it up according to the sub-division.

45,712. Is it re-apportioned?—Yes. There ought of course, as I say, to be an annual assessment.

45,713. I suppose it is the great sub-division of land in towns which has led to such a case as Birmingham?—Yes. I may say that in London the land tax assessments are on the whole made purely with reference to the annual value as shown in the valuation list of London.

The witness withdrew.

Adjourned to Thursday, 25th instant.

Eighty-seventh Day.

Thursday, 25th April 1895.

PRESENT :

THE RIGHT HON. GEORGE JOHN SHAW-LEFEVRE, M.P., IN THE CHAIR.

Viscount COBHAM.
The Right Hon. HENRY CHAPLIN, M.P.
Sir ROBERT NIGEL FITZHARDINGE KINGSCOTE, K.C.B.
ROBERT GIFFEN, Esq., C.B.
Captain OWEN THOMAS.
FRANCIS ALLSTON CHANNING, Esq., M.P.
JOHN CLAY, Esq.
CORNELIUS NEALE DALTON, Esq., C.B.
ROBERT LACEY EVERETT, Esq., M.P.
JOHN GILMOUR, Esq.
WILLIAM CUTLACK LITTLE, Esq.
CHARLES WHITEHEAD, Esq., F.L.S.

HERBERT LYON, Esq., *Secretary.*
R. F. CRAWFORD, Esq., } *Assistant*
ALAN MACKINNON, Esq., } *Secretaries.*

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Mr. CORNELIUS NEALE DALTON, C.B. (a Member of the Commission), further examined.

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(*For previous evidence see page* 299.)

Highway rates.

45,714. (*Chairman.*) I believe you have some addition or correction to make to your evidence?—Yes. Since I gave my evidence we have completed the returns of the highway rates for England and Wales for the year 1893. They amounted in that year to 1,491,434*l.*, which is a considerable increase on the preceding year. The rate in the £ came to 6·7*d.* on the rateable value of the highway areas; that is higher than it was in the preceding three years. I will add those figures to the table that was put in. (*See* Appendix A., XXXII., Table 5.) I made a slight mistake in my answer as regards the highway rates for the earlier years of the century. I stated that the Table only gave the rates in the rural districts; that is absolutely the case as regards the years subsequent to 1868 and including that year.

45,715. (*Mr. Gilmour.*) Would you give us the number of the Answer that you refer to?—It is the answer to Question 42,422. I cannot speak with certainty of the years in the earlier part of the century; no doubt the figures for those years are mainly rural, but I think there can be little doubt that they include some urban rates.

45,716. (*Chairman.*) What are you referring to?—To the table that I put in giving figures taken from page 11 of Mr. Goschen's Report, showing the highway rates. The table is headed "The highway rates in rural districts"; they are highway rates in purely rural districts from 1868 to 1893, but in the earlier years they are not highway rates levied exclusively in rural districts. I cannot say to what extent they include rates raised in urban districts, but they certainly include some urban rates. I have also received some Tables which Mr. Giffen has got for me from the Board of Trade, showing the amount of rates and taxes paid by the railway companies in England and Wales and in Scotland and Ireland in each year, from 1871 to 1893. That has been printed and I think circulated. (*See* Appendix A., XXXII., Table 17.) It shows that the rates and taxes paid by railway companies in England and Wales rose from 799,771*l.* in 1871 to 2,289,530*l.* in 1893; that is to say, they have nearly trebled. In the same period the net receipts of the companies only rose in England and Wales from something under 22,000,000*l.* to 29,000,000*l.*, and the paid-up capital of the companies increased from 461,000,000*l.* to 800,000,000*l.* There was, therefore, a very large increase in the amount of rates and taxes paid by these companies, and I understand that those are nearly entirely rates and that the taxes form a very small portion of the amount.

45,717. (*Mr. Little.*) Do they include passenger duty?—I believe they do not include passenger duty. I understand from Mr. Giffen that there is a separate item of passenger duty in the railway returns.

Mr. Goschen's and Mr. Fowler's Returns.

45,718. I understand that Mr. Goschen's and Mr. Fowler's returns, if we may distinguish the two volumes by those names, compare the rates at different periods during the present century?—Yes.

45,719. I think you have stated that those periods were selected not arbitrarily, but because the best materials were obtainable for those years for comparison?—I think that is so.

45,720. Those periods were 1803, 1813–15, 1817?—In the table I have put in I have left out 1817.

45,721. The other periods included are 1827, 1841, and 1868?—1841 I have also left out.

45,722. The four first periods that I have named were before the introduction of the new Poor Law?—Yes.

45,723. And only two of those in Mr. Goschen's report are later than that date, namely, 1841 and 1868?—Yes.

45,724. Those periods were periods of comparatively high prices for agricultural produce?—Was that the case in all of them, 1803, for instance?

45,725. "Comparatively high" I said?—I do not know; I am afraid I cannot say; some of them clearly were.

45,726. Periods of gross maladministration of the Poor Law?—I am not sure that that was the case in 1803, which is the earliest year that is taken.

45,727. At any rate, under the old Poor Law, there was a very lax system of relief?—During the years immediately preceding the report of 1834, undoubtedly.

45,728. And wages were subsidized to a considerable extent?—Yes.

45,729. Wages were actually paid out of the rates to men working on farms?—In the few years prior to 1834; I cannot answer as to what was done in the earlier part of the century.

Comparability of rates at different periods.

45,730. A comparison of the rates in the pound at different periods depends upon the assumption that the same basis of assessment is taken?—We are compelled to take the assessments that we have. In one of those periods, I think it was 1813–15, I pointed out that Mr. Goschen mentions that he took the gross annual value for the purposes of the income tax for calculating it, and that in consequence of his taking that the rates were given at 23 per cent. lower than they really would have been if the rateable value had been taken.

45,731. I mean the comparison is only a proper comparison if the data are the same: if the assessment was made on a different principle in the earlier periods it is not fair to compare the two?—I do not think you can say that it is not fair to compare them, because if you were to lay down such a principle as that, no comparison would be possible. I think that you must take into account, so far as you can, the variations which have taken place in the systems of assessment in the different years; but if you lay down the rule that you must not compare them, you could have no comparison with any past period for the purpose of seeing whether the rates had risen or decreased.

45,732. That only means, I think, that this is the best comparison that can be made?—Yes.

45,733. But if the practice was very general to rate property at considerably less than its value previous to the Union Chargeability Act, then the rate in the pound is shown by these figures as much greater than it really was on actual value?—The years I have taken for my table have been 1803, for which the figures are taken from Marshall's Digest; and 1813–15, where the calculation was made on what I think is admittedly too high a valuation, not too low a one; and the main comparison is between those two years and the present time when we have a comparatively accurate valuation. You cannot get a perfect valuation; I suppose we shall never get that; but the valuation is probably more accurate now than it was in the earlier part of the century. But I may say with regard to those earlier years that it is quite clear, from some of the reports of the Parliamentary Committees, that the practice did prevail in many localities of charging the rates on the full rental—on the gross annual value. I am not saying for a moment that that was the universal practice; I have no doubt it varied very much in different districts. That is a practice of course which prevails nowhere now, but wherever that practice did prevail the rates appearing in this table are clearly too low for the purpose of comparison with the present time.

45,734. On the other hand, if it can be shown that previous to the new Poor Law being introduced, assessments were in many cases not more than 50 per cent. of the actual rent, and that between that period and the passing of the Union Chargeability Act, they were not more than 66 per cent. of the rent, and that they are now considerably above the rent, then a comparison of the rate in the pound is entirely fallacious?—I have not taken any of the years for my table that are in the time you mention, namely, just before the Poor Law Commissioners' report in 1834.

45,735. Do you assume that the practice of rating at less than the value had increased between 1803 and 1834?—I think it is quite clear from some of the records in 1803 that in some localities the same system prevailed which prevails as regards some of the rates in Scotland; and that is that it was the simplest and most natural way of rating at starting to take the rent: but that afterwards a more artificial system came in of making allowances and getting at what is now known as the rateable value. During the first few years that passed after that system came in, I have no doubt in many places lands were rated at considerably less than at their real value. But it is a very difficult question to ascertain the precise facts. With regard to these figures for 1803 we can only take them as they appear in Marshall's Digest. It is perfectly clear that in some counties they were taken on the rack rental; in others it is perfectly clear that they were taken on a lower estimate; but the result which the compilers of that return came to in 1803 was stated as follows in the memorandum to the return:—"Application having been "made to the several clerks of the peace requesting them "to specify the usual proportion of the rated rental to "rack rental, it appears that according to the answers "received the rated rental amounts on an average to about "three-fourths of the rack rental." I think that is on the whole a fair valuation.

45,736. That would be about the per-centage now, would it not?—Yes. That is what they said at the time in 1803 in the preliminary memorandum to the return. With regard to the figures for 1813–15, I think it is quite clear from Mr. Goschen's report that those figures are too low and not too high.

45,737. (*Mr. Giffen.*) The rates are too low?—The rates in the pound were too low, that is, the valuation taken was too high; it was the income tax valuation.

45,738. (*Mr. Little.*) We have it on the evidence of the Vice-Chairman of the Inland Revenue Department, that the income tax is largely based upon the poor rates?—At the present time.

45,739. And was then?—Did he say so?

45,740. I do not know that he did say so, but I presume that it was so?—I cannot say on what system it was done. I can only give these as the figures that then appeared in the parliamentary returns of the day.

45,741. Any defect in the poor rate valuation would probably be reflected in the income tax valuation?—I really cannot say. I do not know on what system the income tax valuation was prepared.

45,742. Really, does it not come to this, that we are comparing things which are not strictly comparable?—In 1803, I think you agreed that it was pretty comparable, for it was taken on three-fourths of the rack rental. That is a valuation which is very much like the present one. In 1813–15 the valuation taken was too high and the rates in the £ too low.

45,743. Now I should like to draw your attention to page xiv. of Mr. Fowler's Report, the preface, where the summary of all the rates and the average rates at different periods is given. In the period of 1841 the total amount was 2*s.* 7*d.* in the £, and in 1891 it was 3*s.* 8*d.*; so that the only period that we have for comparison since the introduction of the new Poor Law shows a very large increase in the amount of rates?—These are urban and rural rates. In my table I have separated the two. There is no doubt whatever that the urban rates have enormously increased since 1841.

45,744. I was desirous of pointing out this difference, that when a comparison is made with 1803 of rates of 4*s.* 5*d.* in the £, and against that are contrasted the rates of 1891 of 3*s.* 8*d.*, it is only fair also to state that in 1841, when things were more like what they are at present they were only 2*s.* 7*d.*, and now they are 3*s.* 8*d.*?—On the other hand, you have just pointed out that there is reason for supposing that in 1841 the valuation was incorrect.

45,745. (*Chairman.*) But this comparison of 1841 with the present time is in regard to the rates of the whole country?—Yes, both urban and rural.

45,746. It includes urban rates as well as rural rates?—Certainly.

45,747. It is admitted on all hands that the increase in urban rates has been enormous?—Yes, but as we have not got the rural rates for 1841, at least I believe not, I have not set them out in any table.

45,748. (*Mr. Little.*) I only want to urge that a great point has been made of the decrease in rates, and that years, such as 1803 have been spoken of and compared with 1891, and what I wish to get at is that if 1841 had been taken as the starting point an enormous increase would be shown in rural districts?—There is no evidence that the rural rates have increased as compared with 1841. I have given no evidence about urban districts, nor did my evidence go in any way to giving the total rates of England and Wales. Therefore this is a new point which does not arise on my evidence. (*See* further as to the rural rates for 1841, Questions 45,863–8.)

45,749. Would you admit that statistics as to the amount of rates before the new Poor Law came into operation have very little practical bearing on the question at issue now; what rates were in 1803 or 1815 has very little to do with

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the question of the burden of rates at the present time?—I do not think I could quite say that. I have been very careful to avoid any discussion of the question of the hereditary burden, because it is a very large question, it is a question on which there is a great deal to be said on both sides, and I do not wish to express, if I can help it, any opinion whatever on one side or the other upon it.

45,750. For practical purposes is it not better to discuss what rates have been under the amended law than what they may have been under a system of mal-administration which nearly brought the country to ruin?—That was evidently not the opinion of Mr. Goschen when he wrote his report in 1871. Mr. Fowler's report gives the result of those investigations, but the figures for which the Local Government Board are responsible of course only date from the year 1871, and those are the ones that I have no doubt are of more immediate interest at the present time than the older ones. I do not think you can leave out of account the fact that the rates were very heavy in the early part of the century.

45,751. The question we have to consider here is the pressure of rates upon land, and for that purpose surely it is better to consider what has been during recent years than what is ancient history?—I think you may learn a good deal from the ancient history. I think it is quite clear that in the time when the Poor Law Commission reported in 1834 rating was then the most serious question affecting agriculture. It is quite clear from the report that very considerable areas went out of cultivation, simply because of the rates, and I think that is of some importance to consider.

45,752. Then with the new Poor Law a fresh start was made, and changes were introduced?—Yes.

45,753. And bargains have been made during nearly two generations on the basis of that improved system of administration?—Yes, and the tables which I have given show how far the rates have fallen or risen since 1868 in considerable detail.

45,754. Now you have dealt, as you say, entirely with rural rates leaving out urban districts?—As far as I have been able.

Distinction between urban and rural districts.

45,755. The distinction in the matter of rates between urban and rural is a mere technical distinction, is it not, not a real one?—I do not think so. I think there is no doubt that a considerable amount of the expenditure out of the urban rates does improve the urban property to a greater extent than expenditure out of the rural rates improves rural property.

45,756. The word "urban," speaking of urban rates, is used entirely with reference to urban sanitary districts?—Yes.

45,757. While the popular conception of an urban district is that of a town of considerable population crowded together somewhat, the urban sanitary districts are many of them, large areas of agricultural land?—That is the case in one or two exceptional parts of the country, but certainly the majority of urban districts I think would be popularly regarded as towns.

45,758. Mr. Fowler uses continually the phrase urban ratepayers, and he includes in that all the ratepayers in urban sanitary districts; now I have taken the trouble to look into the census returns and I find that nearly 40 per cent. of all the urban sanitary districts have a population of less than 5,000 people?—That would be the number of the districts, but if you take the amount of urban rates you would certainly undoubtedly find that the great mass of that expenditure was incurred in big towns. You reckon in your calculation, of course, such a town as Birmingham or Liverpool as a unit and you would have in another place, perhaps, a very small town also taken as a unit.

45,759. I am speaking only of the per-centage of the total number; but when you have urban districts with a population of less than 200?—Are there such?

45,760. There is one at least. Then there are urban districts where there are nearly 12 acres of land for every inhabitant. It is clear that there you have not got what would be popularly supposed to be an urban population?—You have got a certain number of those small villages formed into urban districts. They were allowed to form themselves into local board districts for a very limited period after the passing of the Local Government Act of 1858. This was found to lead to abuse in the manner you describe, and the sanction of the Secretary of State was made necessary for the future, and at present urban districts can only be formed by the county council. You have a number, a comparatively small number I should have said, nothing like 40 per cent. or 50 per cent.—of very small districts—a comparatively small number. I think that a town may fairly claim to be made into an urban district when it has a population of 4,000 or 5,000, and in many cases where the population is smaller, if there are exceptional circumstances; for example where it is a watering place and the population increases at one time of the year, and so forth; or where it is growing rapidly into a town. I really think that the number of those cases that you refer to, of really rural districts which are technically urban may almost be disregarded for the purposes of any broad results as regards rural rates. The amounts of rates raised in them would be very small, and would not affect the general result to any extent. A considerable number of them have been dissolved.

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Agricultural land in rural districts.

45,761. I am not speaking of the general result I am going to particular results. It cannot be denied that there is a very large quantity of agricultural land which is included in urban districts and is subject to urban rates?—Clearly, and in some cases a large urban district includes a considerable amount of agricultural land.

45,762. But agricultural land under such circumstances is subject to rating for urban purposes?—Yes.

45,763. In which the landowner or the land occupier has only the interest of an inhabitant and not the interest to the full extent of the property?—The land occupier.

45,764. Occupier or owner, I take the two together; for the sake of simplifying the case, take the man who owns the land and farms it?—I should say if it is a large town, he undoubtedly gains very much from the propinquity of the town—not only in the present annual value of his farm but that he gains very largely indeed in the capital value.

45,765. Suppose it is only a small town?—Then probably the rates would not, as a general rule, be very high.

Rates in small urban sanitary districts.

45,766. (*Chairman.*) I suppose in many of these very small urban sanitary districts the rates are not very high?—No; as a matter of fact the very small urban districts which have been referred to were generally formed for the purpose of keeping the rates down, and preventing the parish from being thrown into a highway district. Many of them were small parishes which had a small extent of road, and finding that the Act of 1858 gave them the opportunity of setting themselves up as separate rating areas they took advantage of it for the purpose of paying less highway rates, and I should think that in many of those cases they are really paying lower rates than the surrounding parishes which are purely rural. That was the original object of their constituting themselves urban districts.

45,767. (*Mr. Little.*) I shall be able to bring you evidence of a small town with a rate of 7*s.* in the £?—No doubt.

45,768. Which becomes 4*s.* 6*d.* or rather more than that on the land which lies nearly 10 miles away from a town. We have had evidence here from a gentleman who complained that he was assessed for lighting a village, and the nearest lamp-post was three-quarters of a mile from the outside of his farm?—I have no doubt that you will find individual cases of hardship, but, speaking generally, I should say that the burden of rural rates is most severely felt by places that are at a considerable distance from any urban centre. The fact that a farm is near a town has probably prevented that farm from going down in value more than any other circumstance that you can name.

45,769. That may be the case with the large towns, but surely with small towns which have got this power of rating there must be many cases of great hardship, not only as regards the man in the position I spoke of, that is one who owns and occupies land, but there must be many other cases?—I do not for a moment deny that both in urban and in rural districts there are individual cases of great hardship.

45,770. The complaints against the increase of rates may in many cases come from those who have suffered from such rates as I have described?—It is possible. You also, of course, have in many cases in a purely rural parish very high rates where you have a school board; there is no doubt whatever about that.

School board rate.

45,771. With regard to the school board rate which you have mentioned, I understand that the principle which has been adopted in estimating the average amount has been to spread the whole amount over the entire area of the district?—In the same sentence in which Mr. Fowler gives the result of doing that he is careful to say, "This rate "is a rate which falls very unequally, some districts "being entirely free from it, while others are rated to it "very heavily. As showing how high this rate often is "in the districts in which it is raised, I may mention

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"that, according to the reports of the Education Department the average rates raised in urban and rural parishes where there are school boards outside boroughs were in England 6·7*d.* and 6·8*d.* in the £," and so forth. He is careful to give the average rate in the districts in which there are school boards, but in adding together the total amount of the rural rates, he is obliged, in order to arrive at the total, to spread them over the whole rural area.

45,772. I was not accusing him of any bad faith in this?—I mean to say at the time at which the average result was stated a very full explanation was given of it.

45,773. Certainly, but in answer to the Chairman you said that in rural districts six parishes out of seven had no school board rates?—That was so in that year, 1891.

45,774. Then if the average was 2*d.* the seventh parish, supposing they were equal, would have a rate of 14*d.*?—That would entirely depend upon the size of the parishes.

45,775. I said if they were equal?—Yes, but of course the larger parish is the more likely one to get a school board.

45,776. Then when you have got the average of the school rates, you do not disclose the extreme cases of individual hardship?—Certainly not.

45,777. Where a man, for instance, pays a school rate of 2*s.* 4*d.* in the £, it is very little encouragement to him to say that on the average the rates are only 2*d.*?—On the other hand, while you hide those extreme cases by taking an average, you also hide a very large number of cases where the school board rate is very small, and where there is no school board rate. That is always the case in taking the average.

45,778. Quite so; the origin of complaint against taxation I imagine is that some people are pressed very hardly by the present system?—I think the complaint is a very general one. I do not think it is confined to places where they have felt an increase in the rates. I think it is general throughout the country.

45,779. But it derives a considerable force from these particular examples of hardship which arise under the present system of rating?—Yes, but of course you must not take one of those extreme cases as the ordinary typical case.

45,780. But surely, if a system permits what appears to be a gross injustice, the system is wrong, even though it affects only a few individuals?—I do not know that you can say that it is a gross injustice without knowing the facts of the particular case. If a particular district chooses to incur a very large expenditure, that may be incurred with the full consent and wishes of everybody in the parish—I do not say it is—but it is quite conceivable that it is.

45,781. Supposing it is forced upon them by the Government, as in the case of a school board?—I suppose it is then considered to be a necessary expenditure.

45,782. But it falls upon a limited class of owners of property?—You can hardly say that with respect to the expenditure of a school board, because a very large proportion of course of the expenditure comes from Imperial sources.

45,783. I am not speaking of the whole cost, but I am speaking of so much as is raised by rate; if you get in a purely agricultural parish a rate of 2*s.* in the £, that is an enormous burden upon the owner and occupier of land, is it not?—If suddenly you get a new burden of anything like that amount, it is a very serious thing indeed for the owner; I should say probably at the present time more for the owner than the occupier, because I should say that the occupier would apply for relief. But I am not saying that that is not a most cruel expenditure to fall upon the owner; I think it is.

45,784. I am trying to keep the individual in view who owns and occupies his land, in order that we may not have any difficulty as to whether the rate falls upon the owner or the occupier?—Yes, I quite understand that; but that is not of course the ordinary typical case. I think myself—I say so without any hesitation—that the owners of rural lands have a great deal more to complain of in the rating question than the occupiers. I do not think there is the least doubt of it, especially in such a case as you have mentioned. If you suddenly put a permanent charge of 2*s.* in the £ upon a district, you are practically diminishing the value of the property in that district enormously.

45,785. And for a purpose——?—From which the owner derives comparatively little benefit.

45,786. Which is not particularly beneficial to the district?—I do not know about the district; to the inhabitants of that district I should presume it was. I am speaking with great hesitation upon these school board matters; I know nothing of school board administration, or the circumstances under which parishes are compelled to have a school board, nor do I know to what extent the expenditure is really caused by the Government. I think if any information is wanted upon that subject, we ought to have it from the Education Department. I am afraid of expressing any opinion upon that question I know nothing about the circumstances which lead to this expenditure. It is very large in certain places, undoubtedly.

45,787. In your evidence I see you speak of the rates which railways pay as being a charge upon personal property?—Yes.

Principle of rating of railways and land companies.

45,788. But surely it is levied upon the real property, or attached to the real property?—Of course, it entirely depends what view you take of real property. I think, myself, that the ordinary view taken of real property before the Finance Act, was, that real property was property not subject to probate duty. Undoubtedly railway shares always paid probate duty, and they were technically personalty in the same way as Mr. Giffen has pointed out certain interests in houses are.

45,789. Leaseholds?—Yes; they were always liable to pay the probate duty. They came within the description of what I think is usually termed personalty. I think anybody buying railway shares does not consider that he is buying real property.

45,790. But the property which is rated is the railway, and it is rated on the same principle as a farm; on what it would let for?—What it is worth.

45,791. Yes, what it would let for; there is no different principle applied in assessing the value of railways to that applied in assessing the value of land?—I should have said a different principle was applied in practice. Is it not so? Do they not take this into account in rating a railway; is it not practically rated on its receipts?

45,792. Surely the law has not been altered?—No.

45,793. And property is assessed on what it would let for?—Yes. I have no doubt you know more about the assessment of railways than I do. I know very little practically about it, but I have always understood that they have been driven practically to rate them on the receipts. I imagine that it is quite clear that the assessment of a farm for local purposes is not determined by the receipts or profits.

45,794. It must eventually be determined by the profits, because the rent can only arise out of the profits—We are told in many cases there are no profits.

45,795. Will you explain to me what is the difference between personalty invested in developing land and personalty invested in making a railway. A man spends 10,000*l.* in draining a marsh and he creates a rateable property; his 10,000*l.* was personalty; it has developed the land and it is rated. Another man spends 10,000*l.* in developing a railway, which is personalty when it is invested; it happens to remain personalty afterwards, but it is essentially the same thing, is it not?

45,795*a.* (*Chairman.*) Does that not depend very much upon the way in which the assessment is made upon the railway; the railway is not assessed for that district merely in respect of that bit of land, without regard to the remainder of the railway, but as a part of the whole concern? You do not take the value of that particular bit of line and the capital that has been spent upon it, but you take the whole line and the proportion that that bit of railway bears to the whole. I think that is the method, is it not?—That is the method.

45,796. (*Mr. Everett.*) You do not assess a farm on a separate field; you assess it on the whole farm?—I am not suggesting that they ought to be rated on different principles, and I do not altogether understand what exception is taken to the statement that railways, canals, gas works, waterworks, and so forth are personalty. Historically they have been regarded for the purposes of taxation other than local taxation as personalty. Does Mr. Little mean that there is no distinction between the two? There was a very great distinction between the two, in the matter of the death duties, until last year.

45,797. (*Mr. Little.*) My question was what is the difference in principle between money, that is personalty, invested in the development of land, and money, that is personalty, invested in the development of the railway? You may call one technically personalty and the other, the moment it becomes attached to the soil, you may call real property, but they are the same in nature, are they

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not?—I have not argued that they should be treated differently, or that this class of personalty should not be rated. I think that any class of personalty should be rated if you can conveniently rate it.

45,798. The argument that personalty does already bear a considerable share of local taxation, because railways and canals pay, might be extended, might it not, so as to include all the personalty which a farmer invests in farming?—I do not think that is rated, although all the personalty that a landlord expends in improving his farm is clearly rated.

45,799. But the land could yield nothing if it were not for the personalty which is employed in working it?—Certainly not.

45,800. And, therefore, just as you may say that personalty pays in the shape of railways personalty pays in the shape of farm stock?—I beg your pardon; in the case of the farm stock that is the capital employed by the occupier on the farm. I have not suggested for a moment that that ought to be separately rated, but no doubt the farm would be valueless without it.

45,801. (*Chairman.*) As a matter of fact the farmer's stock is not rated?—I think it would make little difference if it was rated. I think I pointed out last time that if it was rated, a lower rent would probably be paid for the land.

45,802. (*Mr. Little.*) I only want to clear up this difficulty about the investment of personalty in railway and canal shares, and I want you to admit that if personalty is paying rates in the shape of railways then it is paying rates in the shape of farmers' capital?—I admit this, that if you rated the farmers' capital the general result would be practically that it would make very little difference; you would get no additional source of revenue to local taxation by doing it, because the rent would fall. I think there can be practically no doubt about that.

45,803. (*Chairman.*) To carry the analogy further, we do not know whether the railway is rated upon its stock. I presume the railway is only rated upon its land and plant invested in the land; I do not think it is rated on its rolling stock?—I think not.

45,804. That would bear the same analogy to the farm; the farm is rated upon the land, and the improvement effected upon the land, but not upon the farmers' stock?—Yes.

45,805. (*Mr. Everett.*) How would you get the rent if the farmer's stock were not employed to make the land productive; where would the rent come from?—I think you ought to rate any kind of personalty which you can conveniently rate locally; but I tried to prove that there are some classes of personalty that you cannot rate locally, and I think Mr. Little would admit that.

45,806. (*Mr. Little.*) I am not arguing for the rating of personalty, but I am arguing that if you contend that railway property is taxed as personalty you must admit that the farmer's capital is rated as personalty?—I fully admit that if the farmer's capital were rated directly it would not make, speaking broadly, any great difference. It would have this effect, no doubt, that a man who had a very valuable stock would probably have to pay more rates than a man who had a less valuable stock. I suppose some stocks, especially those of an exceptional character, might have to pay very largely. I do not suggest it should be done, but I do not feel quite sure that they are actually taken into account in the rent of a particular farm. I think, speaking broadly, there would be little difference in the result, but I should imagine that some farms do not require the same amount of stock as others, and that the rent does not depend upon the value of the stock employed on the farm. For instance, you may have racehorses, or any particular stock of that kind, and I think the man who owned that would have to pay very heavily if you rated him on his stock.

45,807. I am not contending for the rating of personalty; I only want to get an admission that if personalty is rated in the case of railways it is rated in the case of farm stock?—Farm stock does not directly pay it. The shareholder of a railway, before he receives a penny, has the rates deducted from the receipts of his company.

45,808. His profit is affected by the amount of the rates?—His profit is affected, and the money is taken from him before it reaches him. I could not say that in every case a farmer whatever his stock was, whether it was valuable or whether it was comparatively valueless, actually was rated on that stock. I think that would be too broad a proposition to be able to be defended.

45,809. (*Mr. Chaplin.*) Indirectly I understand you to admit, in answer to Mr. Little, that the farmer's stock is rated; do I understand you correctly?—No, I have not said that.

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45,810. In so much that but for his stock and his personalty the land would produce nothing; do you not admit that?—What I would say is this: I would quite admit that the land would produce nothing unless some stock was put upon it; but the land may produce no more by putting a very valuable class of stock than it would produce if you put a comparatively valueless stock upon it; and I do not think you can absolutely say that the particular stock which a farmer employs pays rates.

45,811. No, but indirectly it is rated, inasmuch as it is the application of this stock, or this personalty, or whatever you call it, which makes the land capable of being rated at all; it makes it valuable, and therefore capable of being rated; you admit I understand that, so far, the farmer's personalty is indirectly rated?—I should hardly consider it quite a correct phrase to say that it was rated. I quite admit that there is no useful object to be gained by rating it, and that taking the agricultural interest as a whole nothing at all would be gained by it, but I think as between different individuals they would pay differently from what they do now.

45,812. But whether the phrase be correct or not, is that not the indirect effect?—I should have said not.

45,813. Then how can you explain the fact that unless it were for the application of this personalty, the land would be valueless and not be rated at all?—It would not be valueless but for the application of that particular personalty.

45,814. Or not equally valuable?—It would require some personalty undoubtedly to be applied to it to make it valuable.

45,815. Then that "some personalty" would be indirectly rated?—Yes.

45,816. (*Chairman.*) Is there any difference in this respect between the stock on a farm and a stock in a shop?—I think that you must say that the stock in the shop is rated, if you admit the principle that some personalty is rated in each farm. Some stock has got to be used for the purposes of the farm, and if for that reason you consider that some personalty of the farmer is rated, you must admit that some personalty is rated in every shop, because an empty shop would be valueless.

Incidence of rates on land.

45,817. (*Mr. Giffen.*) Is that not an incorrect mode of putting it altogether, because the incidence that is laid upon farms, for instance, is upon the rent, not upon the farmer at all; he is not concerned with the rates really?—If the rate rises during his tenancy of course to that extent he loses.

45,818. That is because he has a beneficial interest as if he was the owner?—Yes.

45,819. But taking it that he is paying a rack rent, he is not concerned with the amount of rates at all, is he?—The rates may go up or down, you see, during his tenancy.

45,820. (*Chairman.*) Is not the rate ultimately paid by the landowner out of the rent?—I think the greater part of it is probably taken into account in most cases.

45,821. (*Mr. Little.*) Again I want to go to the man who owns and occupies the land; it must come from him. (*Mr. Giffen.*) But it comes from him in his capacity as owner and not in his capacity as occupier. (*Mr. Little.*) It comes out of the produce, does it not?—I do not think my opinion on the question of what share of the rate is paid by the owner or occupier is worth any more than that of any other member of the Commission, and I have really never been able to satisfy myself what either share precisely is.

45,822. A point has been made of the fact that personalty has been rated in the case of railways, and what I want to get an admission of, is, that if it is rated in the case of railways and because profits are diminished by the increase of rates, so it is rated in the case of farm stock. (*Mr. Giffen.*) Might I interpose to put it to this extent—the profit of the farmer is not diminished in any respect by the rate. (*Chairman.*) When you speak of personalty being rated in railways, you mean that in the ordinary acceptation of the term railway counts as personalty?—And has always counted so, and has also been so taxed. It always had to pay the probate duty, and it was legally personalty. It does not go to the heir; it goes to the next of kin. It undoubtedly has been regarded in this country as personalty and therefore I spoke of it as such.

45,823. (*Mr. Little*). Yes, but it is rated as attached to a realty and as developing the value of realty?—Of course the railways are not the only classes of property we have

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been speaking of. You would say the same, I suppose, with regard to gas mains passing through a town; it is difficult to say they are developing the value of the street, but they have to pay.

Local valuations and income tax valuations compared.

45,824. There is only one other question that I want to put to you; you have furnished us with some information comparing assessments and income tax at different periods in the rateable value and the value for income tax purposes; it was pointed out that the one was for union counties, and the other for counties proper?—Yes.

45,825. Is that not a possible source of considerable error?—In the Tables that have been put in of course it was desirable to compare the income tax valuation with the local valuation; but the income tax valuation can only be given for geographical counties, and the local valuation can only be given, without an enormous amount of trouble, for the union counties. It is not suggested for a moment that the two tables are in each case absolutely comparable, but they afford some check upon one another. As regards the total undoubtedly I think they do show what is the difference between the income tax valuation and the local valuation. Of course some of these counties are more comparable with one another than others. The great object of putting the Income Tax Return in was this: that it shows in what year land reached its maximum value. We have no means of comparing the local assessment of land in 1880, with that at the present time, and it was thought desirable if possible to show what had been the actual fall in the value of land; and to do that you were obliged to take as well as the year 1870 the year 1880, in which year according to the income tax valuations land rose to its maximum value. It has fallen very rapidly since. I think it was very desirable to have the figures for that year and to have them also county by county.

45,826. I am not finding fault with the return; I am only desirous of getting on the notes this fact, that there is a very considerable difference between the areas of administrative counties and union counties. I have a memorandum here which shows that the union county of Berkshire, for which the rateable value is given, is 24 per cent. in excess of the county proper; and that in Huntingdonshire only 74 per cent. of the ancient county is included in the union county?—There are very great differences in many cases between the union counties and the geographical counties, and I think when I put that table in I drew attention to the fact that they were different areas.

45,827. I think if you refer to the evidence you will find that the difference was said to be inconsiderable; if you get a difference of 25 per cent. in area, and in Rutland ——?—That is, of course, a very small county.

45,828. You have in the union county of Rutland 28 per cent. of the total quantity not in the county at all?—Yes, that might happen in such a small county as that, but what would be the next largest per-centage of difference? Have you got the next largest per-centage to that of Rutland? Rutland, of course, is a most exceptional county.

45,829. I have only taken out those three counties. I only want to get that on the notes as a possible source of error in comparing the rateable value with the income tax assessment in counties. I quite admit that taking the whole together the return is valuable, but for counties it must be taken with that consideration?—Yes, the figures of the income tax valuation are for geographical counties, and those of the local assessments are for union counties.

45,830. (*Mr. Giffen.*) With regard to some of the questions which Mr. Little has put to you respecting the earlier figures, I should like to put this to you—that they seem to apply more to the interpretation of the figures than to the propriety of your giving them in the returns which you have put before us; would that not be the case?—Yes, the reason we put them in was that there have been only two official inquiries into the incidence of local taxation, the earliest by Mr. Goschen, which went very fully into all questions connected with local taxation from the beginning of the century up to the then present time; the later one by Mr. Fowler following, so far as the local taxation of England and Wales was concerned, the same lines as that of Mr. Goschen.

45,831. And it is the duty of investigators to put all the facts which they find that seem to be material at all for the interpretation of those interested?—I think so.

45,832. Then, would it not be the case that if it is suggested that the valuation at the earlier dates was too low so as to throw up the rates, that would merely put you on an inquiry as to how much the valuation was too low?—Certainly.

45,833. That is, if you have any materials for finding out?—Certainly.

45,834. And the question would immediately arise whether there is any reason to believe that however much you might rectify the valuation of 1803, say, in comparison with 1868, you would still find that there was a great reduction of rates between the two periods, although it might not be from 3*s.* 4½*d.* to 1*s.* 6*d.*, a very great reduction?—Certainly; but I think, taking the figures of 1803 as a whole it is pretty clear from the note which I read out, and which was appended to the return published in 1803, that the valuation was a fair valuation taking the country as a whole. I quite admit that in certain counties where the rackrental was taken the rate in the £ given in this table will be too low, and that in cases where they had too small a valuation the contrary would be the case. But taking it for the whole country I think the note appended to the return is very strong corroborative evidence of the fact that the 4*s.* 5½*d.*, which is the average rate for the whole of England and Wales in 1803, was what we should consider a fair average rate now. It is stated on the authority of the compilers of that return that on the whole, the valuation came out at three-fourths of the rackrental.

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45,835. I am putting the question partly with reference to Mr. Little's use of the phrase "entirely fallacious," so as to bring out the fact that it is merely a case for putting you upon an inquiry as to how far the figure is capable of rectification?—Certainly.

45,836. And that the figure is not put forward in any absolute manner, but merely for the information of all concerned?—Certainly.

Comparability of rates at different periods.

45,837. Then with reference to the suggestion that it is not of much value to go back to those dates, is it not the case that although we seem to be separated now by a very long interval from the period before the thirties, yet, when these figures were first put together in 1869 and 1870, we were separated by a comparatively short interval then?—Yes.

45,838. And it was quite natural that the compilers of those figures should go back to earlier periods which were not so distant then as they seem to us now?—Certainly that is so.

45,839. I am looking to your Table 3 of the expenses of relief of the poor; it would appear from that, that down to 1827 (which was just before the new Poor Law) the rate per £ of the expenses of relief of the poor was close upon 2*s.* 6*d.*?—Yes.

Effect of Poor Law on the rates.

45,840. The effect of the new Poor Law undoubtedly was to reduce that rate, and there has been no subsequent increase of that rate since then; and, in fact, there has been a certain amount of reduction in the expenses of the relief of the poor; is not that the general effect of the figures?—There has been a reduction in the expenses of the relief of the poor in many localities; but, of course, taking the gross expenses of relief for the whole country, they have very considerably increased and are higher at the present time than they ever have been before.

45,841. But not the rate in the £?—Clearly not the rate in the £. Owing to the rise in the rateable value, and to other circumstances, including the subventions, the rate in the £ has been very considerably less.

45,842. Therefore the general effect of the Table, as far as burdens of that nature which existed before 1841 were concerned, is that the burden upon the property which bore them then, has been rather diminished than increased even as far as the rate in the £ is concerned?—Yes, certainly, as far as the rate in the £ is concerned.

45,843. (*Mr. Whitehead.*) When you were giving evidence before, I asked you a question upon your statement that church rates were raised formerly, not only for the maintenance of the churches but for the actual building?—Yes.

Church rates.

45,844. I think you have some additional evidence on that head which it would be interesting to put upon the notes?—I have looked up the Church Building Acts, and I find that a power was given to borrow on the security of the church rate for the building of churches, for the enlargement of churches, and for the repair of churches. I think it is tolerably clear that the sums that were borrowed on the security of the church rate were mainly borrowed for one or other of those purposes. Of course the church rate was also liable for the current repairs of churches.

45,845. (*Mr. Everett.*) What is the date of that legislation; do you carry that in your mind?—The powers I have referred to were given by the Church Building Acts of 1818 and 1819.

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45,846. (*Mr. Whitehead.*) Were the church rates liable for the building of churches up to the date of their repeal; can you say that?—I think the debts were incurred almost up to the passing of the Church Rate Abolition Act, 1868. There is one debt, I understand, which is not even now repaid. There were up to the last few years several debts outstanding. I think it is clear therefore that the borrowing on the security of the church rate went on almost up to 1868.

Rating of personalty.

45,847. (*Mr. Everett.*) Taking your evidence generally, I think the result of it comes to this, that the original intention of the law was to rate personalty just the same as realty—to rate all value; but owing to administrative difficulties personalty to a considerable extent has escaped out of its liability?—I think when the Act of Elizabeth was passed it was probably not passed with the direct intention of rating personalty: it intended that every man should contribute according to his ability; and no doubt there was no great amount of personalty then in the country. It was not till a very long period after that Act that as far as we can tell the question as to the liability of personalty to contribute to the poor rate began to be raised for the first time in the law courts. The section of that Act of Elizabeth was never amended and so you have not got any direct declaration of the intention of Parliament upon the subject since the reign of Elizabeth till about 1834. I think there is no doubt however that in the latter part of the last century that Act was interpreted certainly by the later decisions as intending that personalty should be rated in certain cases.

45,848. And such legislation as has taken place since then has gone in the direction of exempting personalty?—Clearly; except so far, I may say, as that legislation has taken the form of giving Parliamentary grants.

45,849. Would you yourself see any objection to making personalty contribute a larger share than it does now by means of an income tax?—I would rather not give any opinion upon that subject; I think that is a question for Parliament for the time being. If any such proposal were adopted, I think it is quite clear that the money would have to be collected centrally and distributed locally as Parliament might determine. There would be considerable difficulty of course in any distribution; there always is; but I suppose the main difficulty would be in imposing an extra income tax.

45,850. (*Mr. Channing.*) You do not believe in a locally collected income tax then?—I think it has been proved by experience both in England and in Scotland to be quite impracticable.

Compounding in rural districts.

45,851. All the questions that I wanted to ask you have been asked already, but I should like to ask this one further question: Can you give us any information as to the amount of compounding in the rural districts; or are you not prepared with any figures upon that?—I think there is no Parliamentary return upon the subject, but I will see whether we have any information in the statistical department. We may have it for certain particular areas, I am not sure that we did not some years back get some information from a limited number of areas, but I do not think what we have would be of any value for the purpose of showing what the compounding is for the whole of England and Wales.

45,852. Did you take selected unions?—We sent a circular to boards of guardians asking for information as to the extent to which in parishes in their unions the owners were assessed instead of the occupiers under section 4 of the Poor Rate Assessment Act, 1869, or paid rates instead of the occupiers under section 3 of that Act. But the information received was exceedingly imperfect, and certainly we have no information on the subject which will cover the whole of England and Wales. In many rural unions we were informed that there was no compounding under either of the sections.

45,853. In unions where there are urban districts and rural districts, are you aware that in some cases there is a difference of assessment owing to the prevalence of compounding in the urban district and not in the rural districts?—The contributions to the common fund are based, of course, on the rateable value, and do not take into account compounding. That is no doubt a cause of hardship to poor districts which contain a large amount of property which is compounded for, because it necessitates a larger rate in the £ to raise the contributions in a poor parish containing much of this property than is required in a richer one containing little of it. That is the case both in London and in the country.

45,854. In those cases where there is a difference in the area of the compounding in the same union there might be a hardship arising to agricultural land, might there not?—I should have thought that it would be the other way, and that the areas in which the higher rate was required to be levied would be those in which there would be a good deal of this property that is compounded for. I think I may have misunderstood your question. Of course if you have a rural parish in which there is a great deal of property compounded for, but which also contains agricultural land, you would have a higher rate to pay in that parish than you would in a similar parish where the property was not compounded for. The parish which contains the greater part of the small properties would be the parish that would suffer, and of course sometimes that would be an urban parish.

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Rural rates at different periods.

45,855. (*Chairman.*) You have dealt in your evidence in the main almost wholly with the rural rates, excluding the subject of urban rates?—Yes, as far as it was possible to do so.

45,856. Your attention was called to Mr. Fowler's return, page xiv, in which he gives the average rates throughout England for the year 1841 at 2*s.* 7*d.*, whereas for 1868 the figure is stated to be 3*s.* 4*d.*?—Yes.

45,857. Those were rates for the whole of England, including urban rates, were they not?—That is so.

45,858. And therefore showed an increase?—Yes. Perhaps I may add that the great development of urban expenditure has taken place since the year 1841, that is within the last 50 years.

45,859. You have no return showing the rural rates for 1841 exclusively, have you?—I think not.

45,860. I think you have not been able to get the aggregate of rural rates for the year 1841?—That is so.

45,861. The only year for which you have been able to get them is the year 1868?—1868 was the latest year in Mr. Goschen's return.

45,862. Looking at the rural rates only, the reduction from 1868 to 1891 has been from 2*s.* 7*d.* in the £ to 2*s.* 2½*d.*?—Yes, that is so.

45,863. In the year 1826–27 for which you have given the rural rates, they were 3*s.* 8*d.* in the £, in 1868, 2*s.* 7*d.*, and in 1890–91, 2*s.* 2*d.*; therefore one may assume that if you had the figures for 1841, they would show a reduction in the case of the rural rates and not a rise?—I should correct a former statement I made. We have on page 74 of Mr. Goschen's report the poor and county rate only for each county in England and Wales for 1841.

45,864. For which years?—For 1841. The poor and county rate came to 2*s.* in the £; but you would have to add to that the highway rate and the church rate, which would bring the average rural rate up no doubt to a considerably higher sum. The highway rate at the present time is 6½*d.*, and in the year 1874 it was nearly 7*d.* You would, therefore, have to add to that 2*s.* in 1841 something like 6*d.* in the £, and that would bring the average rural rate to 2*s.* 6*d.* without reckoning the church rate. We have not got for 1841 clearly the whole of the rural rates; we have in this table a portion of them, namely, the poor and county rate, and they come together, as I say, to 2*s.* in the £.

45,865. Then in all probability in 1841 the aggregate of rural rates was 2*s.* 6*d.*, or slightly over that?—I should say so, as far as I can judge.

45,866. Whereas in 1891 it was 2*s.* 2*d.*?—That is so.

45,867. Showing a reduction?—Yes.

45,868. Whereas if you take the rates for the whole of the country, which includes the urban rates as well as the rural rates, the figures show an increase of from 2*s.* 7*d.* in 1841 to 3*s.* 4*d.* in 1868, and something still higher in 1891?—Yes.

45,869. Have you got the figure for 1891?—For the whole country?

45,870. Yes?—The rate in the £ for that year of all rates, urban and rural combined, was 3*s.* 7·9*d.*—3*s.* 8*d.*, practically.

45,871. If, therefore, the rural rates have fallen in the interval from 1841 to 1891 from 2*s.* 6*d.* or 2*s.* 7*d.* to 2*s.* 2½*d.*, and the aggregate rates of the whole country have increased in the interval, it follows as a necessary consequence that the urban rates have increased in a still greater proportion?—Certainly, they have undoubtedly done so.

45,872. Is there any other point you wish to bring out?—I think there is nothing.

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Mr. MATTHEW CHARLES THOMSON called and examined.

45,873. (*Chairman.*) I believe you are a station owner in Queensland?—Yes.

45,874. And that you have been there for 32 years?—Yes.

45,875. Were you sent to England last August by the Central Queensland Meat Export Company to report on the markets for Australian meats?—Yes.

Stock-raising in Queensland.

45,876. I believe you have had great experience in the growing of cattle and sheep in Australia and in New Zealand?—Not in New Zealand, but in Australia; I have been in New Zealand, but I was not engaged in squatting pursuits there, I went there as a visitor.

45,877. Can you state the number of stock in Australia, and the cost of production?—Do you mean in the whole island of Australia?

45,878. Yes?—About 100,000,000 of sheep, and 12,000,000 of cattle. That does not include New Zealand; there are 20,000,000 of sheep in New Zealand besides.

45,879. Is there a considerable depression at the present time in the values of stock there?—Yes, in the values of stock and station properties there is a very serious depression.

45,880. What is that due to?—It is due to the want of a market for the surplus stock. We have a very large amount of stock there, and a very small population, and so we cannot consume our surplus, and the difficulty is to find an outlet for it. We have brought it here for some time past in a frozen state, and now we are also bringing it here in a live state; but we have to compete against America, and the Argentine Republic, and we are handicapped by the greater distance; altogether we are having rather a bad time.

45,881. Has there been in your opinion an over production in the sense that there has been a great increase?—Yes.

45,882. Without a corresponding increase in the price?—Without a corresponding increase in the population to use it.

45,883. And with a reduction in price would you say?—With a consequent very serious reduction in price.

45,884. In your opinion are the Colonies able to supply a largely increased quantity to this country?—Yes; the carrying capabilities of Australia are not yet developed to their full extent, or anything near it.

45,885. You say that you meet here with competition from the Argentine Republic, and from America?—Yes, and from European countries as well.

45,886. Cannot you at present compete fully with those?—We are trying to, but at the present moment the New Zealand and Australian mutton, which is being brought home here in a frozen state, is not covering the expenses of sending it here.

45,887. It is not?—No.

Price of English and Australian meat compared.

45,888. Then the transaction is not a good one at present?—No, it is a very bad one at the present moment, but sometimes it rises and falls in a very marked way; for instance, take beef; when I came to England about last October or November, beef was very low in price, namely, 2½*d.* a pound by the carcase, and it went up in three months to 5*d.* a pound, which makes all the difference between landing it here at a loss, and landing it here at a very handsome profit.

45,889. Are you speaking now of the price of Australian beef?—Yes.

45,890. Is that less than the price of English fed beef?—Yes, that is a great deal less.

45,891. What is the difference?—The difference in the wholesale price, I should say, is about 2*d.* a pound, or more than that; English beef would be about 7*d.*, and Australian, 5*d.*, so that there would be 2*d.* a pound difference when it was at the top price, and there would be 4½*d.* a pound difference when it was at the lower price.

45,892. What was this great rise due to?—It was due to the rapid rise of meat in America, and to a short supply.

45,893. Then we may gather from that that if there is an excessive supply, the price falls in a still greater proportion, so to speak?—Yes. If the American competition was to cease altogether we would get a very good price for it always, but they are fighting for this market; they have had it for so many years, and will continue to fight for it, and we are going to fight for it too. It is a matter of who is going to survive longest.

45,894. At what price do you consider it does pay to send from Australia?—Do you mean frozen meat?

Price at which Australian meat can be exported.

45,895. You were speaking just now of whole carcases?—In a frozen state; but cattle and sheep are now coming home alive.

45,896. (*Viscount Cobham.*) Chilled is it not, strictly speaking?—No, it is frozen hard. It will pay to bring beef here and sell it at 4*d.* a pound.

45,897. (*Mr. Channing.*) Here?—Yes; landed here in a frozen state.

45,898. (*Mr. Chaplin.*) And mutton?—There are different qualities of mutton, as, of course, there are different qualities of beef, but merino mutton could be landed here and sold for about 3*d.* a pound.

45,899. (*Mr. Everett.*) At rather less than beef then?—Yes, and cross-bred sheep at about 4*d.* a pound.

45,900. (*Chairman.*) Is that in both cases about 3*d.* a pound less than the value of English?—Yes. In mutton there is a very great deal of difference. English mutton, I see, has gone up to 9*d.* a pound wholesale and New Zealand mutton is selling at 2½*d.*

Export of live cattle from Australia.

45,901. (*Mr. Chaplin.*) What other form do you send the meat in?—It comes home alive; small quantities are being sent home alive—the business has just commenced. I saw the first ship load in Sydney myself. When I left Australia in August there was a ship there with 20 head of cattle on board of her in the harbour in Sydney, and I got to London before the cattle were killed, so I saw them before they left Australia, and I saw them also before they were killed in England, and I was able to judge of the condition of them. They landed here in just as good condition as they left Australia although they were over 60 days at sea.

45,902. At what price do they pay?—I have evidence about that which we got at the Society of Arts from Mr. Dangar of Australia. He sent home some cattle lately and he got 21*l.* a head for them.

45,903. (*Viscount Cobham.*) Did that pay him?—Yes, it cost him 13*l.* to send them here, and it left him 8*l.*, and 8*l.* is 4*l.* more than he would have got if he had sold the cattle in Sydney.

45,904. (*Mr. Giffen.*) The shipments are not always successful, are they?—They have been up to the present time except that they have had rather a high per-centage of deaths.

45,905. (*Mr. Channing.*) What is the per-centage?—The per-centage has been very high; I cannot exactly say what it is in all the shipments.

45,906. (*Mr. Giffen.*) I heard of a case some little time ago, in March I think, of a shipment of 140 cattle from Queensland, 40 of which died on the way before they got to the Suez Canal, the remainder being disposed of at Dunkirk as they were afraid to bring them on to London?—They were bound for Dunkirk when they started from Australia.

45,907. It was a most unsuccessful shipment altogether, was it not?—Yes.

45,908. You are aware of the case?—Yes, I am aware of all the cases. I have inspected several of the boats myself, and seen the cattle landed. On broad lines, although there may be exceptional cases when it does not come off all right, the business can be done.

45,909. I believe that 40 of these cattle died of pleuro?—I do not believe that; I do not believe they started with pleuro.

45,910. (*Mr. Chaplin.*) Can you tell us at what price per lb. they would pay?—To land live cattle here, do you mean?

45,911. Yes?—These cattle fetch about 5*d.* to 5½*d.* a lb. in England by dressed weight and the whole animal at that rate mounted up to 21*l.* I am now quoting Mr. Dangar's figures which he gave us; I have no practical experience of sending any live cattle myself because I have never done it. He told us that that was the outcome of it for him, He sent 27 head of cattle I think, he lost two and after paying for insurance, for freight and charges of all kinds, he got 8*l.* a head for the cattle that left Sydney, and if he had sold the cattle in Sydney he would only have got 4*l.* a head for them.

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45,912. At what price per lb. is the lowest that would pay; can you tell us that?—It depends upon the freight and the charges. I could not give you a good answer to that because it is a matter of bargain how many head go in a ship. If you send a ship off with 20 or 30 head of cattle you probably pay more for it than if you charter a ship and send 500 head of cattle in her.

45,913. You mean that the freights for live cattle vary more than the freights for frozen meat?—Certainly.

45,914. (*Mr. Channing.*) Is the profit greater on the frozen meat?—No, I could not say it is.

45,915. (*Chairman.*) Then when the cattle are sent alive do they sell at a relatively lower price than English cattle?—Yes.

45,916. What is the difference then—it is not so great, I suppose, as in the case of the frozen meat?—No.

45,917. What is the difference then?—I cannot tell you that.

45,918. But still it sells at substantially less?—Yes, the price is substantially less because it is not of the quality of English meat.

45,919. Not of that quality?—No; there is no meat in the world as good as English grown meat.

Price of Australian and English meat compared.

45,920. You were saying just now that English mutton at the present moment is selling for 9*d.* a lb. and the New Zealand mutton for 2½*d.*, is that so?—Yes.

45,921. That shows there is an enormous difference?—An enormous difference which is very difficult to account for.

45,922. (*Mr. Clay.*) Where does the English mutton sell at 9*d.* per lb. just now?—It was selling at Smithfield about a week or 10 days ago at 9*d.* wholesale.

45,923. It is only selling just now according to the papers at 5*s.* the 8 lbs., that is 7½*d.*?—I make it 8½*d.*

45,924. (*Chairman.*) Is there much of the Australian and New Zealand meat which is sold as English meat?—I believe there is a good deal of it goes into consumption as English meat; in fact, I know there is.

45,925. (*Mr. Clay.*) I beg to correct you. I think you used the expression of live weight once, but in the London market we always deal with the dead weight, and confining ourselves to dead weight, 5*s.* the 8 lbs. is 7½*d.* and not 8½*d.*; 9*d.* is 72 pennies or 6*s.*?—I took it from a circular that I saw printed, which was to go to Australia; it is not of my own knowledge so I will correct that if you will allow me.*

45,926. (*Chairman.*) Still at the present moment we may take it that the New Zealand mutton is selling relatively at a very much lower price than the English mutton?—Yes.

45,927. New Zealand mutton you said was averaging only 2½*d.* the pound?—Some kinds of it; the very best of it is bringing a little more, but 2½*d.* is about the average of it now.

45,928. At that rate it is very unremunerative I suppose?—Yes.

45,929. I think you said that it must be 3*d.* a pound to pay?—That was for Australian mutton; New Zealand mutton must be about 4*d.* a pound in order to pay.

45,930. Then is there a difference of about a penny in pound between Australian and New Zealand?—Yes.

45,931. The Australians have an inferior quality?—Yes; not so suitable for this market because the Australian sheep are principally small merino sheep, and you do not like those sheep here. The New Zealand sheep are more like English sheep, and they are grown in much the same way in New Zealand as they are in England; that is, they get winter artificial feeding, Australian sheep get no artificial feeding whatever, neither do the cattle there.

45,932. Then the facts you produce tend to show that the price of Australian and New Zealand meet may fall at the same time while the price of English meat is rising?—That is so. That has been the case lately; English meat has risen and New Zealand meat has fallen.

45,933. Therefore they would seem to supply different customers so to speak?—Yes. The fact is, I think, that the people in London are so rich, as a class, that they can afford to buy English meat, and they will have it, it does not matter what the price is; they will have their own meat.

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45,934. And so if the supply is at all deficient the price rises in proportion?—Yes.

45,935. Whereas the reverse may happen in the case of the inferior meat from Australia and New Zealand?—Yes.

45,936. If these supplies are somewhat in excess of the demand the price falls?—Yes.

45,937. Though the price of English meat may be rising at the same time?—Precisely; that is exactly the position.

45,938. That would rather tend to show that there is not that acute competition between the two which one might expect?—No.

45,939. And they supply different classes of people?—That is it, they have different classes of customers.

45,940. Is there much prospect of the quality being improved in Australia?—Yes, we are working in that direction constantly.

45,941. (*Viscount Cobham.*) But you never will have artificial feeding in winter in Australia, I suppose?—No.

45,942. The improvement will be effected by the improvement of the breed?—Yes.

45,943. And by the diminution of the merino blood?—Yes, by crossing the merinoes with the heavy sheep.

Wheat growing in Queensland.

45,944. (*Chairman.*) Now, going on to wheat, is the wheat-growing area of Australia considerable?—Yes; the wheat-growing area of Queensland alone is 80,000 square miles.

45,945. How much of that is now cultivated?—About 33,000 acres, according to the last return.

45,946. A fraction of that?—Yes. We have over 50,000,000 of acres of wheat-growing land in Queensland alone—of the very finest quality of land that you could imagine.

45,947. What is the average production per acre?—Up to the present time it is about 20 bushels per acre, but it has gone up to 40 bushels.

45,948. (*Mr. Channing.*) Is that on exceptionally good land or on average land?—All this wheat land is exceptionally good. Most of it is open down all ready for the plough.

45,949. (*Viscount Cobham.*) For how many years would it carry that sort of crop?—I cannot tell you; there has never been any manure used on it; they have not been very many years trying it.

45,950. (*Chairman.*) Does it depend on artesian wells for the supply of water?—Yes. We have a large area of country there, 80 odd thousand square miles, which was practically almost valueless because it was badly watered. It was a drought-stricken district; and, strange to say, this very drought-stricken district is the place where artesian water is found.

45,951. (*Mr. Giffen.*) Is the wheat land in the drought-stricken district?—Yes. It was called drought-stricken because the water supply was so bad for stock that it was very soon dried up. The stock very seldom suffered from want of grass in this country; they suffered from want of water, but now water is supplied by artesian wells, and this country is the most valuable country we have.

45,952. (*Chairman.*) Does the water rise to the surface in these wells?—Yes.

45,953. Does it rise above the surface?—It comes up at a tremendous pressure, as high as 200 lbs. per square inch, and at a temperature of 170 degrees heat in some cases.

45,954. (*Mr. Giffen.*) Is the supply sufficient to enable you to describe the country now as "well watered"?—Yes, decidedly; it is better watered than any other part of it.

45,955. (*Chairman.*) Is land being taken up in this district now?—Yes, it is all taken up already, but it is taken up by the pioneer squatter, as he is called out there, that is, the man who takes 1,000 square miles of it up and pays a small rental for it, and just runs sheep over it, and uses the natural grasses.

45,956. Is the cultivation of wheat increasing rapidly in that district or not?—No, it is not, because there is no market for it.

45,957. The prices are low?—Yes, that also is affected by the stiff competition of foreign countries.

* The witness subsequently wrote as follows:—The confusion *re* prices in my evidence is due to the fact that there are two markets in London for sale of meat. The Metropolitan Meat Market at Islington deals only with live stock, and the prices quoted mean price per lb. of meat with offal, skin, &c. given in, which is worth roughly about 2*d.* per lb. extra as compared with the dead weight prices at Smithfield. I now say that the price of English is 7½*d.*

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45,958. In the case of those large grazing farms that you speak of, can land be taken from them for the purpose of arable cultivation?—You can do what you like with them. This is land taken from the pioneer-squatter, and it is the second class of occupation, as it were. First there is the man who takes up a huge tract, but he has in his lease a clause which enables the Government to take it from him when there is a demand for closer settlement.

45,959. That is what I was referring to; those first settlers take a very large extent of land?—Yes.

45,960. Then under the terms of the legislation of that country the Government can take the land from him?—Yes, half of it.

45,961. And lease it or sell it?—Cut it up into these "selections." These 20,000 acre selections are held by the man who comes in after the pioneer.

45,962. Do those persons get a lease for 30 years?—Yes.

45,963. At the end of that time the land reverts to the Government, I suppose?—I presume so; or they would get a renewal of the lease. I daresay they would be very easily dealt with and kindly treated, because we want population out in that country. We have 600,000 square miles of territory, and only about 400,000 people on it.

45,964. Then I believe there is a smaller class of "grazing homesteads" of about 2,560 acres?—Yes. They would be nearer the coast, nearer the railways, and nearer the centres of the settlements. Probably a man with 2,560 acres, for which he pays three farthings per acre per annum rent, would go in for dairying or breeding fancy stock, sheep, or horses, or cattle.

Australian and Argentine cattle compared.

45,965. (*Viscount Cobham.*) Where do you expect to find the most formidable competition in the immediate future in regard to meat?—In the Argentine, I should say. I have just come home from America; the company that sent me home sent me through America to report on the rival that we had in America, and the proper way to deal with the meat products, as they are dealt with in America, and I have reported to Australia on these subjects.

45,966. Have you seen the evidence we had from Argentina, from Mr. Brett, for instance?—Yes, I read his evidence.

45,967. Do you agree generally with the views he expressed?—I have not been to Argentina, I was only in the United States.

45,968. I mean as to his comparison between Argentine meat and Australian meat, for instance?—Yes. We have a better class of cattle in Australia than they have in the Argentine, judging from the ones I have seen sent home here, that is judging from the live cattle that I have seen at Deptford.

45,969. You think Queensland has a rather better class of cattle?—Yes.

45,970. And of sheep?—And of sheep. I have brought a photograph here of Queensland fat cattle if you would like to look at it (*handing in a photograph*). That is a photograph of the cattle that took the prize at the Brisbane Show yard last year.

Freightage.

45,971. (*Chairman.*) What was the freight per lb. from Australia in the early part of the business?—In the early part of the frozen business the freight was 2½*d.* per lb.

45,972. And what is it reduced to now?—It is down to 1*d.*, and sometimes even less.

Disposal of surplus meat in Australia.

45,973. (*Viscount Cobham.*) What is done with your surplus product in meat if you cannot send it away?—We tin a good deal of it, and we boil a great deal of it. A great many sheep are boiled annually, and cattle as well, just wrecked up for the sake of the hides and tallow.

45,974. And the meat is practically wasted?—It is absolutely wasted. I have the returns with me of some cattle that were boiled down in the gulf of Carpentaria, that is in the northern part of Queensland. These returns show that 13,000 bullocks and 5,000 cows were boiled down there in one season. The average of tallow for the bullocks was 212 lbs., and for the cows 180 lbs.

45,975. Is it exported in that shape?—It comes home here and is sold as tallow and hides. It would cost the price of the hide for boiling expenses, and the men who owned the bullocks would get, I should say, not more than 30*s.* a head for them.

45,976. Still it does get sent off?—It gets rid of it. It must go. One of two things must happen, either the cattle must be got rid of by boiling, or in some other way; or we must stop breeding, that is, stop our business. But it is a pity to see such good cattle wasted; it is a wasteful way of getting rid of them.

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Diseases of animals in Australia.

45,977. Are you troubled with any disease in Australia?—Yes, but nothing to speak of. There are diseases there, but, as a rule, it is a very healthy country for all kinds of stock.

45,978. Have you pleuro?—Yes, but it is confined mostly to the coast districts. Pleuro is a disease which seems to affect cattle in a swampy country rather in the coast lands in Australia, for instance; the pleuro is sometimes there; but inland where I was, 200 miles inland, I never saw much pleuro.

Loss of cattle in transit from Australia.

45,979. (*Sir Nigel Kingscote.*) You told us that you saw a cargo of cattle put on board ship in Australia, and that you saw them again after they landed here?—Yes.

45,980. May I ask you whether there was any loss from deaths in coming over?—Two, I think, out of 20.

45,981. What were the ages of those beasts?—They were from four years old to eight years old, I should say.

45,982. From four years to eight years?—Yes; I do not think any of them were under four years old, and I do not think any of them were over eight.

45,983. Do you keep beasts in Australia till they are eight years old before you sell them fat?—They have been doing it.

45,984. You will not continue that long?—A beast does not begin to put on fat till he gets a certain age, and if we have to boil all our cattle we must keep them till they put on enough fat.

45,985. To keep a beast there costs very little?—Very little.

Production of cattle and sheep in Australia.

45,986. Are they likely to go on producing a large quantity of cattle and sheep?—Yes.

45,987. And of a better quality?—Yes.

45,988. You are not imparting any fresh blood into Australia now are you—you have stopped that for some time, have you not?—Yes the thing has got the other way round now; you are bringing home blood from Australia. As far as horses go the best horse we had is coming to England.

45,989. You say that you are now getting artesian wells, I suppose that is merely in order to water the cattle?—And sheep—at present.

45,990. Supposing there came a drought, the same as you suffered from before, those wells would not grow the grass?—No.

45,991. Do you think you would be able to keep the same number of stock or rather a larger number on account of being able to water them?—Yes. We keep a larger number owing to the artesian wells—because these wells cause creeks to run; for instance some of them make water run for 25 miles.

45,992. What I want to ask you is will you be able to keep them not only by the help of these artesian wells but on account of more grass growing or anything of that sort in consequence of irrigation?—No. I should not say the artesian wells would have any effect upon the grass growing because they have not gone into that yet; they do not irrigate with it; but the artesian wells will give access to a country that was otherwise quite inaccessible but where there was plenty of grass and no water.

Improvement of mutton in Australia.

45,993. You are trying to improve the mutton in Australia; I understand that the merino mutton is considered very poor and thought very lightly of?—It is not considered to be very good here, but it is considered to be very good in Australia. We all eat merino mutton ourselves there and prefer it.

45,994. But still not being of the same value as it was, you want to get out of the merino so as to get more flesh on them?—Yes, we want to breed as much for the carcase as for the wool. We want to breed for the carcase and the wool combined.

45,995. I take it that you have been speaking almost entirely of Australia and not of New Zealand?—More of Australia than of New Zealand.

Growth of barley and oats in Australia.

45,996. You have told us about the wheat growing; do you grow either barley or oats much in Australia?—In the southern parts of it, yes, some barley and oats are grown no doubt; but I am not a practical farmer and I do not know much about farming. I only know there is an enormous wheat area and the wheat grows very well, but I do not know the cost of growing.

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45,997. You do not know anything about the other two, that is about oats or barley?—No.

Fruit-farming in Queensland.

45,998. Do you know anything about the fruit farming—apples or pears, for instance?—We have tropical fruits in Queensland, where I come from, and we do not grow English fruits. We grow oranges, lemons, pineapples, grapes, mangoes, and fruits of that sort.

45,999. Is that an increasing product?—Yes, but like other things there is no market for it; it increases up to the point where the local consumption ceases.

46,000. Have you vines in your part?—Yes, we grow very good vines.

46,001. (*Mr. Giffen.*) In Queensland?—Yes.

46,002. Do you make wine in Queensland?—Yes, at a place called Roma.

46,003. (*Sir Nigel Kingscote.*) But you cannot tell us anything about the orchard part, that is, about the apples and the pears?—Apples and pears do not grow there. In Tasmania and the southern parts of Victoria they grow apples and pears and other English fruits. You must remember that Australia is 2,000 odd miles from one end to the other.

46,004. (*Mr. Whitehead.*) Surely in Australia there is a great move being made for exporting such fruit at apples and pears to this country?—Yes, from the southern part of it.

46,005. But only in the southern part?—Yes, there are no apples and pears in Queensland.

46,006. But a great many are imported into this country?—Yes, from Tasmania. Tasmania is a great apple-growing country.

46,007. And from Australia?—From Australia as well—from Melbourne, for instance.

Export of poultry from Australia.

46,008. With regard to poultry, are you not exporting poultry to a considerable extent?—I do not know.

46,009. That is a fact, I believe?—I believe it is since I left Australia.

Equipment of Australian cattle ships.

46,010. Now with regard to the ships that your cattle come over in, are they well qualified for the service?—As far as I know, yes, but they are not so well fitted as the ships which do the Atlantic trip.

46,011. Is that the cause of the death of so many?—The cause of the death of so many, in my opinion, is that the cattle are not quiet enough when they start; they are terrified, and it is very difficult to get them on board ship. Twenty-six head of cattle left Rockhampton in a ship called the "Buteshire" lately, and it took some hours to get them on board ship; each beast had to be slung. When I was in Boston, in the United States, last October, I saw 380 head of cattle walk out of the train in the morning, and walk across a wharf and walk into a ship in two hours.

46,012. Yours are not accustomed to that yet?—No, they are wild, compared with the American cattle.

46,013. Will the ship's service be improved, do you think?—I have no doubt of it.

46,014. So that there may not be such great mortality in the future?—No, the mortality compared with the mortality coming across the United States is very marked. Of 4,700 head of cattle which came over in one line of ships from the United States—the Hall Line of Steamers—in 12 months only nine head were lost.

46,015. Of course, the distance is very much smaller?—Yes, but even so, it is a very small average; it is one in 500, or something of that sort, and we lose something like 10 per cent. of ours, I should say.

Improvement of Queensland cattle.

46,016. Are you importing pedigree stock to improve your breed?—We have been, and I do not think there is any necessity to import any more pedigree stock. We have excellent cattle there.

46,017. But it does not seem to be up to the English standard?—No.

46,018. That is judging by the difference in the prices you have given us?—I think that the English country and the English grasses are better than any grasses anywhere else, as well as the breeding of the cattle; that too is better than anywhere else.

46,019. But it is the fault of the feeding rather than of the breeding, would you say?—I do not say that; I think both the breeding and the feeding are better in England than in any other country.

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46,020. Are you satisfied yourself that there is a marked difference between the qualities of the respective meats, that is your meat and English meat; have you seen them together in the market?—Yes; I think that our meat is not as good as the best English meat.

46,021. It is not altogether a question of sentiment?—No.

46,022. (*Viscount Cobham.*) It is all English bred in Australia, is it not?—Yes. We imported stock from here and we bred them out there, but then they get knocked about coming home in the ships if they come home alive.

46,023. Are they mostly short horns?—Yes.

46,024. (*Mr. Whitehead.*) And some are Herefords, I see, according to the photograph?—Yes, we have all the breeds, the same as you have in this country. We have men who believe that one breed is better than any other, and they cross them and breed all sorts of cattle. I have always been a shorthorn breeder; I believe they are the best.

Prices of meat in America.

46,025. You have said in your evidence that America was your greatest competitor?—Yes, it is.

46,026. When you were in America the other day, had the rise in the prices of meat taken place?—No.

46,027. Was there any indication of it?—No; it was a very severe winter, and they had very heavy losses through the blizzards this last winter.

46,028. Is that the reason of the rise?—I think so. I heard that they lost two or three million head of cattle by severity of weather alone.

46,029. Then it is not likely to be a permanent rise?—I doubt it.

Export of lamb from Australia.

46,030. Do you send any lambs over?—Yes.

46,031. In a frozen state?—Yes. I think there are something like 200,000 lambs coming over from New Zealand and Australia to England. They are either afloat or will be afloat very shortly.

46,032. What time would be the season for them?—You can get lambs all the year round there.

46,033. I rather gathered that from being able to obtain lamb in England?—We have no particular season for shearing or lambing there; we shear all the year round and lamb all the year round; the climate is such that there is no winter.

46,034. What is the relative price of English and Australian lambs, can you tell us?—The English lamb is very much dearer than the merino frozen lamb.

Difficulty of selling frozen meat.

46,035. Very much?—Yes. The difficulty of selling frozen meat in this country is that the people do not understand how to thaw it properly. But a new patent has been discovered here by Mr. Nelson, and the thawing is now done here in the same way as the freezing is done at the other end. The meat at the other end is frozen by being attacked by cold air. The heat is all taken out of the meat, and then decomposition ceases; that is the effect of freezing the meat. When it comes home here the process is reversed, and the meat is attacked by hot dry air. In the one case it is cold dry air, and in the other case it is hot dry air. The air must be dry, because otherwise the damp condenses on the surface of the cold animal, and it drips and gets flabby, unsightly, and unsaleable. Now we have chambers fitted up where the moisture is extracted from the air, and where the meat can be hung in thoroughly dry air so that there can be no dripping and no condensation. When it is hung in these chambers some time it gets thawed perfectly, and the meat looks exactly the same as if it had never been frozen at all.

Process of thawing frozen meat.

46,036. (*Viscount Cobham.*) What is the temperature of these chambers?—The meat goes in at a temperature of say 25 degrees, or 20, perhaps. It must not be done too rapidly. The temperature here at present is 40 degrees to begin with; they leave it hanging in 40 degrees for some hours, and it is gradually raised to 60 degrees. It takes as long to thaw it as it does to freeze it. It takes four days to freeze a hind quarter of beef and four days to thaw it, and it takes two days to freeze a sheep right through, and it take two days to thaw it—it is just undoing the process of freezing.

46,037. (*Mr. Whitehead.*) Where are those chambers?—In London.

46,038. Not at the ports?—No, in Lambeth.

46,039. (*Mr. Dalton.*) What is the cost of thawing?—The cost of thawing is one farthing a pound for beef and a fifth of a penny a pound for mutton. It brings more in

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the market when it is thawed than it does in a frozen hard state.

46,040. (*Mr. Everett.*) Do you mean that it weighs more?—It brings more money; it sells better.

Cost of freezing meat.

46,041. (*Mr. Channing.*) What is the cost of freezing?—It is a consolidated rate for freezing, killing, shipping, insurance, and everything. We take at the other end of the world the live animal from the man who owns it and delivers it to the works, and we charge a consolidated rate which is now down to about 2*d.* per lb. That covers the cost of killing it in the yards, freezing it, bagging it, sending it home in a ship, insuring it, delivering it, and holding it at this end for 30 days.

46,042. (*Mr. Giffen.*) That is per lb. of carcase, not per lb. of live animal?—Per lb. of carcase, dead weight. After it is killed and hung up it is weighed. We do everything else with it, and charge a man 2*d.* a pound for doing the work; that covers the commission on sales at this end.

46,043. Is that the same for beef and mutton?—Yes, practically.

46,044. But it does not cover the thawing at this end, does it?—No. We cannot do very much thawing at this end because there are not the appliances for it. If all the meat that is frozen in Australasia had to be thawed when it got to London we should require an establishment at this end as big as all the Australasian freezing works put together. What we are able to do now is a drop in the bucket compared with the amount of stuff that comes home. So that it cannot be done in that way yet, but people who wish to have their meat thawed can have it done if there is room.

Export of tinned meat from Australia.

46,045. (*Mr. Whitehead.*) Do you send any meat in tins?—Yes.

46,046. To any large extent?—Yes. Last July, the last month before I left the works in Rockhampton, we put a million pounds of meat in tins in a month.

46,047. Is that consigned to this country as well as the other meat?—It comes to this country, and it also goes to France, to India, and to China; in fact, it goes all over the world.

46,048. What kind of sale does it meet with in this country, is it profitable?—Not much. Fresh meat is so very cheap in this country now that there is not much room for tinned meat. It takes 3 lbs. of fresh meat to make a pound of tinned meat; that is to say, a beast weighing, say, 600 lbs. dressed weight would only give you 200 lbs. of tinned meat; the bones have to come out, and then you have to boil the meat, cook it.

46,049. So that that part of the trade is not likely to be very much extended?—I cannot say that; I think that it ought to be extended, because I think we ought, in Australia, to be able to compete with the Americans in sending tinned meat home when the value of the raw material in Australia is about one-fifth what it is in America. The reason why we do not do it is, that we do not understand our business; we are not educated up to nearly the standard the Americans are, and we do not understand how to do it as well as they do.

46,050. Then you do not send it of such good quality, in fact?—Our tinned meat is actually made out of better raw material, but it is not so well put up.

46,051. Do you can any fruits to send to this country?—Yes, I think so; but I am not aware of it personally.

Co-operation amongst farmers in Australia.

46,052. You do, I believe, as a fact. Does the system of co-operation exist at all in Australia?—In what way?

46,053. Farmers combining to make factories?—Yes, in the case of the factory I was in charge of the shareholders were pastoralists.

46,054. Do they combine together to send quantities of produce by the railways, for instance?—No.

46,055. They do in America, as you are aware?—Yes.

46,056. Would it not be advantageous to the Australians also if they did that?—I doubt it; but I do not know.

46,057. I think you said your railway system is not extended by any means sufficiently in that country?—We have got very first-class railway extensions in Queensland.

46,058. I am speaking of Australia generally?—Even taking Australia generally, it is wonderful the amount of railways we have got for the population of the country.

46,059. I think you said in the early part of your evidence that there was a want of communication?—I did not mention anything at all about the railways. I think Australia is wonderfully well-developed as far as the railways are concerned, and also as far as concerns telegraphs and the roads, and everything else of that kind.

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46,060. In answer to Sir Nigel Kingscote you said that you did not irrigate the land at all?—Not where I live.

Irrigation in Australia.

46,061. I think that in parts of Australia there is considerable irrigation?—Yes; there are some Americans who have got large grants of land from the Government who have settled down on the Murray River at a place called Mildura. I have not been there, and all I know of it is that everything that is done there is done by irrigation.

46,062. Why could that not be applied to Queensland in times of drought, as was pointed out by Sir Nigel Kingscote?—We are all busy doing something else. We want about two millions of people over there.

46,063. But it can be done?—Yes, there is no reason why it could not be done.

46,064. As to the temperature of the water that comes out of these artesian wells, I suppose the water has to undergo some process of cooling?—It cools in the open air.

46,065. That would be rather an objection to irrigation, would it not; it must be cooled, of course, before it is used for irrigation?—It could run away for a few miles and cool. I do not think that would be an objection.

Loss of cattle in transit from Australia.

46,066. (*Mr. Giffen.*) With regard to that shipment, which I spoke about, of live cattle, when 40 out of 140 died very soon after being put on board, I suppose that was exceptional instance?—It was an exceptionally bad case; the "Bothnia" was the worst case of death that has occurred yet.

46,067. What did the cattle die of?—I think it was the knocking about that they got in putting them on board the ship, and the terror and the fright they were in.

46,068. They died very soon after they were put on board, did they not?—A great many of them. I think they were put on board in Sydney, and that a great many of them died at Melbourne.

46,069. You think that that instance is not at all fatal to the prospects of there being a large trade in live cattle?—No; these are the difficulties that are always attending a new thing. There is always a lot of trouble to get it started. But they will surmount all these difficulties. The broad fact remains, that cattle have come home, and if the same conditions are carried out with other cattle they will come home too.

Irrigation in Australia.

46,070. With regard to these artesian wells, have you got them in other parts of Australia as well as in Queensland?—Yes, we have them in New South Wales. They have them also in New Zealand.

46,071. In what part of New Zealand?—In the North Island, all over it in fact, at Canterbury and Napier, and between the two.

46,072. And they are very extensively useful?—Yes.

46,073. And their use is to provide water for the cattle, and not to irrigate the land?—That is all at present.

Wheat growing in Australia.

46,074. Then, as I understand you, the land in Queensland, which you spoke of as being suitable for the cultivation of wheat does not suffer from drought to an extent which would prevent that cultivation going on?—No. That is not my own opinion—my own opinion about it is not worth anything; that is the opinion of the American expert whom the Queensland Government brought over to tell us what our country was made for.

46,075. That is a country which is quite suitable for the settlement of Europeans, is it?—Yes, quite.

Advantages offered to Australia.

46,076. Is the Queensland Government taking any steps to bring settlers to that country?—Only by offering them very easy terms of settlement.

46,077. They do not assist the passages of emigrants in any way?—No, but they can go there and get land at half-a-crown an acre, with five years to pay it in—6*d.* per acre per annum, and then it is freehold.

46,078. Any quantity of it?—A million acres in one district at 2*s.* 6*d.* per acre payable in five years, where the staple crops at present grown are wheat, oranges, potatoes, grapes, and maize.

46,079. They are not bound to do anything for it except make these payments?—Yes, of 6*d.* per annum for five years and then it become freehold, but you must live on it all the time.

46,080. Are they bound to cultivate any part of it?—Yes, there are regular conditions; they must do something;

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they cannot go and sit down there and put up a tent and get it as a freehold in five years.

46,081. How many acres can any person get, what is the maximum: it is like the Homestead Law of America, is it not?—They can have up to 160 acres.

46,082. That is the American Homestead Law?—These are the half-a-crown places—"Agricultural farms," as they are called, up to 160 acres can be had at 2*s.* 6*d.* per acre, payable in five years at the rate of 6*d.* per acre per annum with personal residence. Then there are "Agricultural farms" up to 1,280 acres at 15*s.* per acre payable in five years, or a 30 years' lease at from 3*d.* upwards per acre per annum. The residence there may be personal or by agent; you can have an agent there. Then "by unconditional selection" you can have land at from 20*s.* per acre payable in 20 annual instalments of 1*s.* per acre. Then "by grazing farm selection" up to 20,000 acres you can have a 30 years' lease at from ¾*d.* upwards per acre per annum according to quality. "By purchase by auction" where you can buy right out, the upset price of "agricultural land" is from 20*s.* per acre, and the upset price of "grazing land" is from 10*s.* per acre, the payments to be spread over three years without interest in the case of "agricultural land," and with 5 per cent. added in the case of the "grazing land" when instalments are paid later than six months from the date of sale. Every facility is given by the Queensland Government for people to go out to Queensland.

46,083. (*Viscount Cobham.*) Is emigration assisted?—No, it is not. Politics came in the way; our labour members are getting numerous, and they stopped that. Practically their influence was so strong in the House that they stopped any money being gathered from them, as they say, to bring people out to compete with them.

46,084. That is the case all over Australia, is it not?—Yes, pretty well; but Queensland is a wonderfully rich country. There are only 400,000 people in Queensland, and we turned out last year, I think, very nearly 9,000,000*l.* of exports.

46,085. (*Mr. Clay.*) In talking about Queensland you are confining your observations to a part of Australia only?—Yes.

46,086. What proportion?—Six hundred thousand square miles out of three millions; that is about a fifth of it.

Condition of squatters in Australia.

46,087. Have the men who have invested in land there become prosperous?—No; some of the men who invested in places like Sydney and Melbourne in the early days have become very prosperous, but I take it that you mean men who have bought land at 10*s.* an acre and put stock on it.

46,088. I mean the general squatters?—They have not been prosperous; they were up to a certain point, but now they are going down, because wool is falling very rapidly and there is no outlet for our surplus stock. The difficulty of getting rid of our surplus stock and the low price of wool have depreciated the value of sheep and cattle properties.

46,089. Have the land agencies closed upon them?—Yes, where they thought they could get the money out that they had lent. They squeezed up the men who could pay, and the ones who are too deeply in they are leaving just to work away—just to manage for the mortgagees in fact.

46,090. They are neither more nor less——?—Than bailiffs on their own places. That is the position they are in. Take my own case. I have a place with 10,000 head of cattle, and 10 years ago I could have got as much money for 2,500 head as I now would get for 10,000.

46,091. (*Mr. Giffen.*) How much would you get now?—About 10,000*l.*, and for 2,500 head of cattle 10 years ago I would have got 10,000*l.*

46,092. (*Mr. Whitehead.*) May I ask what you did with them at that time; how would you get rid of them; what was the sale for them?—The local market, that is for Australian consumption.

46,093. Home consumption?—Yes.

46,094. (*Mr. Clay.*) What has become of the home consumption now?—The production of the raw material has outpaced it altogether; the increase of population is nothing like the increase of stock.

46,095. (*Viscount Cobham.*) The increase of population from immigration has been restricted?—Yes.

46,096 (*Mr. Clay.*) As a whole original squatters are in a very poor way?—Yes, taking it all round they are in a very poor way.

46,097. And the fact of the matter is that they have lost all their capital?—Yes, broadly that is about it.

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46,098. Now, regarding the laws in Queensland are there any new regulations to the effect that a man cannot hold more than a certain number of acres?—A man cannot take up more than one of these selections in the same district, that is to say, no man can go and take up 20,000 acres, and then take up a new block of 20,000 acres alongside, and go on taking land round about; he must be content with 20,000 acres, or if he wants to get any more he must go to another district. That is what you mean, I presume?

Settlement laws in Queensland.

46,099. Yes; do you know that in New Zealand they have curtailed a man's acreage a good deal?—Not to my own knowledge.

46,100. Do you know that in Queensland and in other parts of Australia they will not give a man as much land as hitherto he has been entitled to have?—As I say you cannot have it except in different districts. They want to try and dot people all over Queensland, and so they will not let a man take 20,000 acres here and 20,000 acres alongside his own boundary. He must go somewhere else.

46,101. So you are not so free in that country as here?—You cannot take up any here.

46,102. You can get any amount you want to buy?—Yes, so you can there; buying is a different thing.

46,103. But not to farm it?—You can buy up the whole concern I should think at 10*s.* an acre, and the Government would be very glad to let you have it.

46,104. But still you cannot farm more than a certain quantity of the land?—You can do what you like with what you buy.

46,105. But not as a tenant?—Not as a Government tenant—a "selector" we call him.

46,106. Have you any experience in other parts of Australia—down by New South Wales and down by Adelaide, for example?—No, only as a visitor; I never lived there.

Drought in Australia.

46,107. I suppose they are very much troubled with drought there?—I do not think the droughts in any part of the island of Australia have been sufficient to check the increase taken as a whole.

46,108. Is it not the case that down there they cannot market the cattle for want of water in driving it?—In individual cases that may be so. I have driven cattle over a large part of Queensland and I never knew a road yet that I could not get along with stock on. But I do not say that that difficulty does not exist in other parts of Australia. What I do say is that there never has been a drought yet that has stopped the increase. In good seasons the increase is very enormous, but in every season there is an increase. You must remember that the drought is a partial thing. You may have a drought in Queensland, and New South Wales may be in a very flourishing condition. You never have a drought all over the place at the same time.

46,109. I am not asking you about the question of increase or decrease. What I said was: if there are these droughts they interfere with the driving to the cattle market?—Yes, it is so in some districts.

46,110. Is it not a very serious matter?—It is serious while it lasts, but it does not last very long.

46,111. They cannot drive the cattle more than 12 or 15 miles?—Not so much; 50 miles a week is a fair thing.

46,112. If they do not fall in with a "water hole," as they call it, a stream, they are apt to lose the whole of their cattle?—Yes; but these difficulties are being obviated by the bores which have been made. I have got a map of Queensland here showing that there are 200 of them, and I dare say there are many of them in New South Wales, but I do not know the figures there. The Government, in order to keep these main arteries open, have gone to the expense of putting down these bores in order to supply the water for watering your stock. You pay so much per head as you go on.

46,113. Perhaps you are not so well acquainted with the southern part as with the northern part of Australia?—No, I am not.

Effect of "Protection" in Australia.

46,114. I think you rather favour Protection?—Yes.

46,115. How do you propose to work it?—Charge a duty upon foreign cattle and sheep that come in here

46,116. You know you have Protection very hard in Victoria State, have you not?—Yes.

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46,117. How does it work there; has it made them more prosperous?—No, it has had the opposite effect, in my opinion, and, of course, I only give you my own opinion.

46,118. If Protection is going to be disastrous for them in your country, why go in for Protection?—New South Wales is a Free Trade country alongside of them.

46,119. But is that any more prosperous than Victoria?—Yes.

46,120. So it shows that a Free Trade country is the best?—Apparently; that is, as far as Australia is concerned. New South Wales is much larger than Victoria, has greater national resources, 50,000,000 sheep against 13,000,000, for instance, Queensland is protectionist and, I think, is in a better financial position than either of them.

46,121. (*Mr. Giffen.*) Neither one nor the other is very Protectionist in effect, is it?—Victoria is a Protectionist country, as she will not allow cattle to come from New South Wales across her border without paying a duty.

46,122. I am speaking more particularly of manufacturers. There are a great many duties upon manufactured articles, but they have not a Protective effect, because they have got no manufacturers in Victoria to speak of?—No, not to speak of.

Decrease of sheep in Queensland.

46,123. (*Viscount Cobham.*) I see that your Registrar General states that the heavy diminution in the numbers of your sheep in Queensland as between 1893 and 1894 was partly caused by losses by drought; that is hardly consistent with what you have been saying?—It was partly caused by losses by drought, but, as I have said, droughts notwithstanding, the increase of sheep and stock generally in Australia goes on—all over the island I mean. Sometimes it is checked in one part of the country but not in another. Taking the whole island the increase goes on, droughts notwithstanding.

46,124. I see there has been a fall of three million in the number of your sheep?—Is that in New South Wales.

46,125. In Queensland alone?—In what year.

46,126. The number of sheep at the end of 1893 was 18,697,000, and as compared with 1892 those figures shew a decrease of 3,000,000 in the number of sheep?—Possibly a great many of them have been boiled down, I think they have boiled a million sheep in Queensland.

46,127. He goes on to state the two causes which have conjointly operated to bring them about, namely, first the losses by drought and secondly a desire to understate rather than to exaggerate the number owned by each proprietor; that looks as if your provision of water as yet is very inadequate, and that you are liable to suffer very heavily from drought?—I may tell you that a large proportion of these artesian wells have been sunk since 1893.

46,128. Perhaps in consequence of the great drought then?—Yes, it was the great drought that forced them into the expenditure.

46,129. (*Mr. Dalton.*) In what condition did your live cattle land in England?—In first rate condition, as good as when they left Australia.

46,130. How do you account for the mortality?—I account for it principally because I think the cattle are not quiet enough when shipped to begin with; they are slung up by ropes and all that sort of thing.

46,131. You do not think the voyage injures them at all?—I should not think so; I do not think it does.

Number of squatters.

46,132. Is the number of these squatters that you have got diminishing or increasing now?—I do not think they are diminishing or increasing. There is no room for increasing because the land is all taken up pretty well, but the original squatters are having their runs invaded or taken up by these smaller men under the "Grazing Farm" regulations.

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46,133. Is there any large demand for the number of sheep farms that you mentioned and of which you gave us the prices?—No, I do not think there is very much demand.

Demand for sheep farms.

46,134. You do not have much immigration then?—No, we have very few people there.

46,135. Is the immigration increasing or falling off?—It is increasing; the population of the colony generally is steadily increasing.

Immigration.

46,136. By reason of immigration or by natural increase?—By both.

46,137. Is there much likelihood of the number of sheep and cattle increasing to any great extent?—No; I do not think they will unless there is a better outlet for the cattle and sheep. There is no encouragement to increase our stock when we cannot get rid of the stock that we have, but there is room for increasing if the increase is encouraged.

Number of sheep and cattle.

46,138. (*Mr. Everett.*) I gather from your evidence that the fall in the price of agricultural produce has been a great calamity to the farmers of Australia?—Yes.

Effect of low prices.

46,139. There was a great agricultural prosperity, I think, in Australia till 20 years or 15 years ago?—Yes.

46,140. And the fall in prices is the main cause of the difference to-day?—Yes.

46,141. Have you paid any attention to the connection between the level of prices and the supply of the standard by which prices are measured?—No.

46,142. So far as you have travelled about, I think you have found agriculture depressed in all the countries you have visited at the present time?—Yes.

46,143. Have you happened to travel in a country where the standard is silver instead of gold?—I have been in India twice.

46,144. Did you hear of complaints of agriculture there?—It was a long time ago, 20 years ago.

46,145. Have you been to the Argentine?—I have not been there, but I have been in China, in Japan, and in India.

The sugar industry in Queensland.

46,146. (*Viscount Cobham.*) Is the sugar industry as much depressed as the agricultural industry?—No, the sugar industry is very flourishing at present in Queensland.

46,147. It is limited to a very small area, is it not?—About 5,000 square miles is the area of the sugar land; it is on the Queensland coast north of Rockhampton.

46,148. It is not likely to encroach upon the agricultural land, is it?—It is agricultural land, but it is also sugar land; I mean it would grow other things, but it is especially good for sugar.

46,149. (*Mr. Giffen.*) Is there any bounty upon the production of sugar?—No.

46,150. (*Mr. Whitehead.*) Do they grow sugar beet?—No.

46,151. Cane?—Cane; the sugar requires a good deal of rain, and there is a very heavy rainfall on the coast. I have a map here showing the rainfall on the coast; the rainfall is heaviest where the sugar is.

The witness withdrew.

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Mr. R. STRATTON, Tenant Farmer, Duffryn, Newport, Monmouthshire.

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Mr. SAMUEL OSBORNE, Member of the Derbyshire County Council.

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Mr. R. J. EPTON, Tenant Farmer, Wainfleet, Lincolnshire.

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Mr. JOHN FREDERICK HALL, landowner, Sharcombe, Somersetshire.

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APPENDIX I.

Appendix A. I.

(Handed in by Mr. W. H. Lander, Question 33,288.)

REPORT of the JOINT COMMITTEE of the COUNTY COUNCIL and CHAMBER OF AGRICULTURE of the County of SALOP appointed to consider the condition of AGRICULTURE in the COUNTY and the causes of AGRICULTURAL DEPRESSION.

1. It will be remembered that the Committee in their report, dated the 13th January last, requested the Council to authorise them to prepare a list of questions, and to print and forward same to all the Farmers' Clubs and Agricultural Societies, &c. in the county with the request that they obtain answers thereto from reliable sources, and forward them to the Committee for consideration. The Council having acceded to this request, the Committee forthwith met, and after going very carefully and exhaustively into the matter, drafted a list of questions, copies of which were sent not only to Farmers' Clubs and Agricultural Societies in the County, but to a great number of private individuals.

In all nearly 300 copies of the list of questions were sent out, and the Committee, after having a tabulated statement of the replies received prepared at a cost of five guineas, have held several meetings for the purpose of considering them, and with the view of presenting them to the Council as clearly and concisely as possible, have prepared a summary or résumé of them, and this they now lay before the Council for consideration.

2. For the sake of convenience the Committee have divided the county into three divisions, viz.:—

(*a.*) The northern part of the county comprising Oswestry, Ellesmere, Whitchurch, Wem, and Market Drayton,

(*b.*) The South Western portion of the county comprising Chirbury, Ratlinghope, The Hill part of Church Stretton, and the country west and south of the Longmynd.

(*c.*) The Central and South Eastern portion of the county comprising the remainder of the county.

QUESTIONS.	SUMMARY OF REPLIES.
1. What branch of farming is principally carried on?	1. In the Northern Division, dairying, pasturing, and horse breeding seems to be largely carried on. In the South-Western Division the rearing and breeding of sheep and Hereford cattle and horse breeding prevails, and in the Hill Country comprised in this Division there are a considerable number of sheep walks. In the Central and South-Eastern Division it consists chiefly of stock feeding, with turnip and barley growing, also sheep and horse breeding.
2. What is the proportion of pasture and arable?	2. In the Northern Division the proportion is as follows:—One-third pasture and two-thirds arable; in the South-Western Division, the proportions in the less elevated districts are about equal: but in the Hill Country in this Division the proportion is about one-eighth arable and seven-eighths pasture. In the Central and South-Eastern Divisions the proportions of pasture and arable are about equal, with perhaps a slight preponderance of arable.
3. What is the average size of the farms?	3. In the Northern Division the average size of the farms is from 150 to 200 acres, the largest being about 500 acres, and the lowest about 100 acres. In the South-Western Division the average size is from 200 to 250 acres, the largest being about 1,000 acres and the smallest about 120 acres. In the Central and South-Eastern Division the average size is about 200 acres, the largest being about 500 acres, and the smallest about 80 acres. In this Division the sheep walk farms run from 400 to 1,000 acres.
4. Are there many small holdings, and their average size?	4. The county as a whole seems to be fairly well supplied with small holdings ranging from 1 to 20 acres and upwards.
5 (*a.*) What is the average rent on the best farms in the district?	5 (*a.*) Throughout the county good mixed farms average from 26*s.* to 35*s.* per acre, tithe included, but in the Hill Country the maximum rent of this class of farm appears to be about 20*s.* per acre.
(*b.*) How do these rents compare with 15 years ago?	(*b*). In the Northern Division the rents of the farms in the dairy districts are not much lower than they were 15 years ago, but in the other districts in this Division they are at least from 10 to 15 per cent. lower. In the South-Western Division the reduction appears to range from 10 to 20 per cent. In the Central and South-Eastern Division the reduction in a great many cases is very considerable. In the Bridgnorth District, which seems to have suffered most, ranging from 10 to 40 per cent.

Appendix A. I.

Questions.	Summary of Replies.
(*c.*) Are many tenants receiving temporary reductions, and to what extent?	(*c.*) Throughout the county a considerable number of temporary reductions of rent, varying from 5 to 20 per cent., have been allowed.
6. How are the farms equipped as to buildings, &c.?	6. Throughout the county the replies to this question may be summed up in the expression "Fairly well." The necessity for Dutch barns and covered yards is, however, very generally insisted on.
7. What is the general system of land tenure? Are leases common?	7. There are very few leases in the county, most of the farms being held on a yearly tenancy.
8. How is the produce generally disposed of?	8. In the rural districts cattle and sheep are sold at the large fairs and auctions. Grain (chiefly barley) is sold at Shrewsbury, Ludlow, Newport, Wellington, and the other markets. Cheese is sold to travelling dealers, and at places such as Whitchurch where cheese fairs are held.
9. Is "petite culture" much entered into?	9. In the proximity of the towns and the Black Country "petite culture" is practised to some extent, but this is not the case, speaking generally, in the other parts of the county, where very little attention is paid to the subject, and especially is this so with regard to the cultivation of fruit.
10. How does the question of railway and canal rates and charges affect your district?	10. In nearly every instance the answer to this question consists of the complaint that the railway and canal rates and charges are excessive, and in many cases complaints are made of the preferential terms granted by the railway companies for long distances and foreign traffic.
11. What is the demand for farms?	11. From all parts of the county the reply to this question is that there is a very good demand for the best class of farms, but very little demand indeed for farms of an inferior character. And in every instance it is insisted upon that the farms shall be well equipped with buildings, &c.
12. Are there any farms unoccupied, or many in owner's hands?	12. It would appear that there are very few farms unoccupied or in owner's hands. In some instances a landowner has a "run out" farm on hand, &c., on which he has to lose some years' rent in order to place it in a fair state of cultivation.
13. Is labour plentiful, and how are wages compared with 15 years ago?	13. Throughout the county regular labourers are fairly plentiful. Wages have increased about 2*s.* or 3*s.* per week. Complaints as to the quality of the workers and the quantity of work done are very frequent. Occasional labourers are in many districts scarce, and of an inferior character.
14. What class of farmers and what system of farming have withstood the depression best?	14. We quote one reply received to this question as being typical of the whole, viz.:—"Hardworking, "energetic men with sufficient money to work the "farm." Dairy farms and graziers appear to have done the best.
15. What is the general standard of farming and state of farms at the present time?	15. The standard of farming appears to be moderately good, but the farms do not seem to be in quite so good a condition as they were a few years back, the farmers not having sufficient capital to employ adequate labour, &c.
16. Is technical education taken advantage of, if so to what extent?	16. From the replies received it would appear that technical instruction has not been appreciated or taken advantage of by the farmers to any great extent.
17. Does the "Truck Amendment Act," 1887, affect farmers in your district?	17. This Act does not appear to have affected the farmers in any part of the county to any extent.
18 (*a*). Is there over-preservation of game to the detriment of farmers?	18 (*a*.) The almost unanimous reply to this question is "No," the only exceptions being two from Market Drayton and three from Newport; but these replies do not bear any signature.
(*b.*) How does the "Ground Game Act" operate?	(*b.*) The provisions of the Act appear to be very widely appreciated by the farmers.
19. How do the brewing licences operate?	19. There seems to be a very general consensus of opinion that brewing licences operate very unfairly, and they are objected to on the ground that the house duty on which they are based is extremely high. An annual licence is recommended in lieu of the present system.
20. What is the opinion as to the following:— (*a.*) Incidence of taxation?	20 (*a*). The consensus of opinion throughout the county is that personal property should be made liable to local rates in order to relieve the land. The following are a few replies to this question: "That all incomes from whatever source should be "taxed." "That taxation of farms under Schedule B. "is oppressive." "That there should be a local in- "come-tax for local rates." "That land tax should "be abolished or allocated to the reduction of local "rates." "That land tax is most unjust, and is "virtually a double income-tax."

Questions.	Summary of Replies.
(*b*.) Application of "Merchandise Marks Act" to foreign meat and other produce.	(*b*.) The reply to this question is practically unanimous throughout the country, and is to the effect that the "Merchandise Marks Act" should be at once extended to foreign meat and other produce and strictly enforced.
(*c*.) "Agricultual Holdings Act," 1888, and land tenure generally.	(*c*). Public opinion seems to be distinctly unfavourable to the Agricultural Holdings Act, which it is urged requires very considerable amendment and extension. Several farmers advocate the formation of land courts, boards of arbitration, and fixity of tenure.
(*d*.) Division of rates.	(*d*). On this matter opinion seems to be equally divided in the county. On the one hand it is urged that the rates should be equally divided between landlord and tenant; on the other hand, that the division would make no practical difference one way or the other.
(*e*.) Pure Beer Bill.	(*e*). An universal desire for a Pure Beer Bill is expressed.
(*f*.) Foreign imports.	(*f*). The replies to this question are almost entirely in favour of the taxation of foreign imports in some form or other.
(*g*.) Bimetallism.	(*g*). Very few replies have been received to this question, but such as were received were generally in favour of bimetallism.

The remedies suggested in the replies received, as appears to a great extent in the foregoing, include the following, viz.:—

(1.) A reduction of rent.
(2.) The taxation of foreign imports in seme form or other, especially the manufactured article.
(3.) The lowering of railway rates and charges.
(4.) The institution of light railways in the rural districts.
(5.) The amendment and extension of the Agricultural Holdings Act.
(6.) Security of tenure and the formation of land courts and boards of arbitration.
(7.) The division of rates.
(8.) The revision and readjustment of the incidence of taxation in order to relieve the land from unfair burdens, both local and imperial.
(9.) The application of the Merchandise Marks Act to foreign produce.
(10.) Co-operation in the sale and distribution of produce in order to bring the producer and consumer nearer together.
(11.) Bimetallism.
(12.) The passing of a Pure Beer Bill, in order to stimulate the brewing of beer from barley, malt and hops.
(13.) A bonus on the growth of wheat.
(14.) An alteration in the Tithe Commutation Act, 1836, so that the tithe might be based on the rateable value of the land instead of on the gross produce.

The Committee are of opinion that the information contained in the foregoing, inasmuch as it has been derived from the most reliable sources—*i.e.*, landowners, tenant farmers, land agents, and others—is extremely valuable, and might be made of very great utility. The Committee recommend every one interested in the question of agricultural depression—a subject of the most vital importance to the country—to give the matter their most careful consideration, as they are convinced that a healthy public opinion will be formed thereby. There can be no doubt, notwithstanding the disastrous effect which the existing depression in agriculture has had upon the country at large, that very little real consideration has been given to the subject, and if it should prove that the Council, by joining with the Chamber of Agriculture in the appointment of a committee, and that the committee, by the course they have adopted in carrying out the work entrusted to them, have been able to awaken public interest in the matter, there can be no doubt that considerable benefit will ensue therefrom.

W. H. Lander,
Chairman.

Shirehall, Shrewsbury,
30th June 1894.

Appendix A. II.

APPENDIX II.

EXPLANATION OF ACCOUNTS.

(*Handed in by Mr. Westley Richards.* (*See Question* 33,735.)

The firs account shown is headed "Farm Produce supplied to House and Stables," and in this is given particulars of such produce supplied; also work done by farm hands and horses for the house. The total or totals are brought into the "Ledger Account."

The next account is an "Abstract" or Ledger Account, the items in which are posted from a cash book, under separate headings. This is a very useful account, as the totals can easily be ascertained and copied into the Balance Sheet.

The Balance Sheet consists of the totals, both of payments and receipts, brought forward from the "Ledger Account," with the addition only of a complete valuation at the commencement and also at the end of the year. To start with, the *Valuation* on May 1st is entered on the "Payments" side. This includes:—

1st. Value of tenant-right. The method of dealing with the unexhausted manurial value of cake consumed has been to take the amount of tenant-right given by the Agricultural Holdings Act to the off-going tenant, which is one-half of the cake *consumed on the farm* during the previous year. In this district it is the custom of valuers to give a quarter for two years, which amounts to the same thing. I, therefore, take this sum, which is a true figure for which vouchers exist, and enter it on the "Payments" side of the Balance Sheet.

2nd. Value of all cake, fodder, &c. in hand at date.

3rd. Value of live stock in hand. This I enter at cost price, giving the weight and cost per live stone.

(It may be noticed that I leave horses, carts, and implements out of my valuation. The reason is that I have the same number each year, and I take their value to be unaltered; therefore it makes no difference to the Balance Sheet. A farmer whose number of horses, &c. varies each year should of course include them in his valuation.)

The other figures on the "Payments" side are all copied from the "Ledger Account."

On the "Receipts" side is entered the totals of all sales of stock, and all monies *received* on behalf of the farm from whatever source as shown in the "Ledger Account." At the end is entered the valuation of tenant-right, feeding stuffs, live stock, &c. which is to be carried forward to the commencement of the following year, to be ascertained in precisely the same way as the previous valuation.

Appendix A. II.

1891 and 1892.

1891-92.—Farm Produce supplied to Stables and House.

	£ s. d.	£ s. d.
Team and Manual Labour.		
Pumping and carrying water, cleaning drains, &c., carting coals, hay, straw, oats, slag, &c. -	—	31 10 0
Farm Produce.		
Hay, 16 tons 10 cwts., at 4*l.* 5*s.* per ton - - - - - - - - -	70 2 6	
Mangolds and carrots for stables - - - - - - - - - -	6 15 0	
Potatoes for house - - - - - - - - - -	6 3 6	
Poultry „ - - - - - - - - - -	5 19 0	
Keep of one cart horse - - - - - - - - - -	10 0 0	
		99 0 0
Keep of brood mare - - - - - - - - - -	—	10 0 0
		140 10 0

1891-92.—Ledger Account. Posted from Cash Book.

Payments.

1891.	*Purchases of Live Stock.*	£ s. d.
Aug. 17	2 pigs - - - Morris	2 0 0
Oct. 22	20 Welsh runts - - Fisher	295 0 0
„ 25	10 polled Irish - - „	130 0 0
1892.		
Apr. 30	33 „ - - „	528 0 0
		955 0 0
1891.		
Oct. 29	Midland Railway Co., carriage on cattle bought - - -	2 3 0
	Total -	957 3 0
1891.	*Cake Bought.*	
May 9	Cotton cake - - - Finch	9 5 0
Aug. 17	„ - Taylor and Pinnock	28 3 6
Oct. 5	Linseed cake - - Finch	36 0 0
„ „	Cotton cake - - - „	5 15 0
Nov. 9	„ - - Driffield	12 6 8
Dec. 14	Linseed cake - - Davies	1 0 0
„ „	Cotton cake - - - „	0 14 0
		93 4 2
	Carriage on Cake Bought.	£ s. d.
1891.		
July 30	Midland Railway Co. -	2 16 0
1892.		
May 2	„ „ -	0 17 6
		3 13 6
	Total -	96 17 8
1891.	*Horse and Pig Feed.*	
May 18	Indian corn - - Bennett	2 19 0
„ 15	Beans - - Watters	3 3 0
Oct. 10	Indian corn - - Bennett	3 4 6
„ 22	„ - - „	1 14 0
1892.		
Jan. 13	Barley - - Bromley	4 4 0
„ 18	Sharps - - - Hayes	6 0 0
	Total -	21 4 6

Payments.

1892.	*Hay Bought or Keeping taken.*	£ s. d.
Mar. 15	Royce—Grass keeping, 27 acres, including about 10 tons hay -	29 0 0
1891.	*Rent Paid.*	
June 27	Bromley, half-year - - -	23 12 0
Dec. 12	„ „ - - -	23 12 0
—	W. R., one year - - -	135 6 0
		182 10 0
1892.	*Taxes Paid.*	£ s. d.
Jan. 22	Land tax Langham	0 19 8
„ „	Income tax, B. „	0 6 2
„ 24	Land tax Ashwell	3 4 9
„ „	Income tax, B. „	1 15 11
		6 6 6
1891.	*Tithes Paid.*	£ s. d.
May 19	Tithe, half-year Langham	0 14 9
June 27	„ „ Ashwell	4 15 11
Nov. 1	„ „ Langham	0 14 9
Dec. 12	„ „ Ashwell	4 15 11
1892.		
Apr. 13	Lord Gainsborough's tithe - Langham	0 7 9
		11 9 1
1891.	*Rates, Poor and Highway.*	£ s. d.
May 28	Poor rate - Langham	0 5 6
Aug. 5	„ - Ashwell	2 13 8
Sep. 25	„ - Langham	0 5 6
Oct. 7	„ - Ashwell	4 16 7
Nov. 1	„ - Langham	0 9 2
1892.		
Jan. 19	„ - „	0 5 6
„ „	Highway rate - „	0 11 0
Mar. 9	„ - Ashwell	3 4 4
		12 11 3
	Total -	212 16 10

Appendix A. II.

1891 and 1892.

Payments.

Labour on the Farm.

1891.		£	s.	d.
May 30	Labourers' wages	7	10	0
June 30	„ „	6	0	0
July 30	„ „	6	0	0
Aug. 30	„ „	7	10	0
Sep. 30	„ „	6	0	0
Oct. 29	„ „	7	10	0
Nov. 30	„ „	6	0	0
Dec. 29	„ „	6	0	0
1892.				
Jan. 30	„ „	7	10	0
Feb. 29	„ „	6	0	0
Mar. 30	„ „	6	0	0
Apr.	„ „	7	10	0
		79	10	0

	£	s.	d.
Labour on farm	48	0	0
„ house, &c.	31	10	0
	79	10	0

Extra Labour.

July 30	Haymaking	7	0	3
	Total	86	10	3

Manures Bought.

1891.					
May 9	Nitrate of soda - - Finch	14	8	0

Miscellaneous Expenses.

1891.					
Nov. 16	Saddlery - - - Smith	0	10	4
„ 26	Blacksmith's account Woolley	2	18	0
1892.					
Feb. 28	Nails - - Reynolds	0	12	6
Mar. 15	Carpenter's account - Baker	4	6	2
Apr. 20	Blacksmith's account Woolley	2	9	3
„ 13	Hooks for harrows - - -	0	4	0
	Tickets - - - Avery	0	8	0
	Sundries - - Wellington	0	11	3
		11	19	6

Carriage on Cattle Sold.

1891.		£	s.	d.		
Oct. 1	Midland Railway Co. -	3	14	8		
„ 29	„ „ -	3	9	4		
Dec. 24	„ „ -	3	4	0		
„ 26	„ „ -	1	1	4		
					11	9	4

Sundry Expenses.

1891.							
Sep. 30	Butcher, killing 2 beasts	0	10	0			
1892.							
Jan. 18	Littler, veterinary surgeon - - -	2	9	0			
Feb. 2	Midland Railway Co., carriage -	0	8	9			
„ 29	„ „	0	0	7			
					3	8	4
	Total -				26	17	2

Receipts.

Cattle Sold.

1891.			£	s.	d.
Aug. 10	4 shorthorns }				
„ „	2 „ } - - Hicks		136	2	6
„ 18	1 heifer - - - Faulks		19	0	0
„ „	4 runts - - - Oxley		91	7	6
Sep. 10	1 heifer - - - Faulks		18	13	3
„ 23	1 carcass - - - Bonser		11	14	3
„ 20	4 runts - - - Oxley		94	14	8
„ 30	1 carcass - - - Bonser		13	0	1
Oct. 6	4 shorthorns - - Oxley		94	13	5
„ 9	4 „ - - Combridge		100	8	4
„ 12	5 heifers - - - Oxley		112	17	10
„ „	4 shorthorns - Combridge		100	17	4
„ 20	3 runts - - - Oxley		73	7	0
„ 28	3 „ - - - „		74	10	9
„ 29	Hides and offals (2) - -		2	13	3
Nov. 4	2 shorthorns - - Oxley		54	8	10
„ 10	4 „ - - - „		102	3	4
Dec. 15	4 beasts - - - „		117	10	8
„ 27	7 „ - - Combridge		163	13	0
„ „	2 „ - - Jackson		72	0	0
			1,453	16	0

Pigs Sold.

1892.		£	s.	d.		
Jan. 14	1 pig sold - Munday	3	15	8		
„ „	1 pig (present to Walker) - - -	4	9	1		
					8	4	9
	Total -				1,462	0	9

Farm Produce Sold.

1892.				
Apr. 30	Hay, 16 tons 10 cwts. - W. R.	70	2	6
„ „	Mangolds and carrots - „	6	15	0
„ „	Potatoes - - - „	6	3	6
„ „	Poultry - - - „	5	19	0
„ „	Keep of one cart-horse - „	10	0	0
		99	0	0
1892.				
Apr. 30	Keep of brood mare - W. R.	10	0	0
„ „	Labour charged to house - „	31	10	0
	Total -	140	10	0

Sundry Receipts.

1891.				
Oct. 29	Midland Railway Co. for damage to cake - - - -	1	0	0

1891-92.—Inland Revenue Form of Account. Grazing Farm, Ashwell, Rutland.

Statement of Payments and Receipts in respect of Occupation of Land for the Purposes of Husbandry for the Year ending April 30th, 1892.

Payments.

		£ s. d.	£ s. d.
1889.			
Cake - 190 8 2			
In hand 38 10 7			
151 17 7			
	Valuation, May 1st, 1891.		
	Value of Tenant Right Brought Forward.		
	¼ value of cake for 1889 - - ¼)151 17 7 - - -	37 19 4¾	
1890.			
Cake - 131 11 0			
In hand 2 7 6			
129 3 6			
	¼ value of cake for 1890 - - ¼)129 3 6 - - -	32 5 10½	
			70 5 3¼
	Food in Hand Brought Forward.		
	Cake - - - - - - - - - -	2 7 6	
£ s. d.	Hay, 15 tons, at 4*l.* per ton (1890 hay) - - - - -	60 0 0	
Live and dead stock - 1,092 19 2		62 7 6	
Balance at bank - 7 0 10	*Live Stock in Hand Brought Forward.*		
1,100 0 0	9 polled heifers (wintered 1890) 612 st. = 68 st. each, at 4*s.* 7¼*d.* per live stone - - - - - - - - - -	141 0 0	
	52 stores in hand, 4,270 st., to be fed, 1891 - - - - -	889 11 8	
	61 beasts.	1,030 11 8	
	Live and dead stock - - - -	—	1,092 19 2
	Purchases of Live Stock.		
Oct. 20, 1891.	20 Welsh runts, to be wintered, 1,491 st. = 74 st. 8 lbs. each, at 3*s.* 11½*d.* per live stone - - - - - - - - -	296 10 0	
Oct. 24, 1891.	10 polled Angus, to be wintered, 655 st. 6 lbs. = 65 st. 7 lbs. each, at 3*s.* 11¾*d.* per live stone - - - - - - -	130 13 0	
April 30, 1892.	33 polled Irish, to be fed, 1892, 2,203 st. 6 lbs. = 66 st. 10 lbs. each, at 4*s.* 9½*d.* per live stone - - - - - - -	528 0 0	
	63 beasts.		
Aug. 17, 1891.	2 pigs - - - - - - - - - -	2 0 0	
			957 3 0
	Purchased Food.		
	Linseed cake, 37*l.*; cotton cake, 56*l.* 4*s.* 2*d.*; carriage, 3*l.* 13*s.* 6*d.* -	96 17 8	
	Horse, pig, and poultry food - - - - - - -	21 4 6	
	Keeping—27 acres aftermath (including about 10 tons of hay), for wintering 30 store beasts - - - - - - - -	29 0 0	
			147 2 2
	Rent.		
	W. R.'s own land, 52 acres at 46*s.* an acre including land tax, 1*s.* 3*d.* an acre, 3*l.* 4*s.* 9*d.*; and tithes, 3*s.* 8½*d.* an acre, 9*l.* 11*s.* 10*d.* -	119 12 0	
	Poor rate, 2*s.* 1¼*d.* an acre, 5*l.* 10*s.* 1¼*d.*; highway rate, 10¾*d.* an acre, 2*l.* 7*s.* 6½*d.* - - - - - - - - -	7 17 7¾	
	Income tax, Schedule B. - - - - - - -	1 6 6	
	Salterford, 13a. 2r. 23p., at 46*s.* an acre, including land tax, 1*s.* 5*d.* an acre, 19*s.* 8*d.*; and tithes, 2*s.* 8*d.* an acre, 1*l.* 17*s.* 3*d.* - - -	31 7 6	
	Poor rate, 1*s.* 10¼*d.* an acre, 1*l.* 5*s.* 8*d.*; highway rate, 9½*d.* an acre, 11*s.* - - - - - - - - -	1 16 8	
	Income tax, Schedule B. - - - - - - -	0 6 2	
	Bromley, 18a. 3r. 31p. at 50*s.* an acre, including land tax, 2*s.* 1¾*d.* an acre, 2*l.* 0*s.* 9½*d.*; tithes, 4*s.* 3¾*d.* an acre, 4*l.* 1*s.* 11¼*d.* - - -	47 4 0	
	Poor rate, 2*s.* 1¼*d.* an acre, 2*l.* 0*s.* 1¾*d.*; highway rate, 10¾*d.* an acre, 16*s.* 9½*d.* - - - - - - - - -	2 16 11¼	
	Income tax, Schedule B. - - - - - - -	0 9 5	
			212 16 10
	Labour.		
	Labour on the farm (no extra labour) - - - - -	48 0 0	
	Labour for house and stables - - - - - - -	31 10 0	
	Haymaking - - - - - - - - -	7 0 3	
			86 10 3
	Manures.		
	Nitrate of soda - - - - - - - - -	—	14 8 0
	Miscellaneous Expenses.		
	Tradesmen's accounts for goods supplied or work done on farm - -	11 19 6	
	Midland Railway, carriage on fat cattle - - - - -	11 9 4	
	Sundry expenses - - - - - - - - -	3 8 4	
			26 17 2
			2,608 1 10¼
	Balance—being profit on year - - -		96 14 1
	Total -		2,704 15 11¼

Appendix A. II.

1891 and 1892.

1891-92.—Inland Revenue Form of Account. Grazing Farm, Ashwell, Rutland.

Statement of Payments and Receipts in respect of Occupation of Land for the Purposes of Husbandry for the Year ending April 30th, 1892.

		£ s. d.	£ s. d.
	Receipts.		
	Live Stock Sold.		
	52 cattle sold, fat, 5,291 st. 3 lbs.	1,247 17 11	
	9 polled heifers, fat, 798 st. 7 lbs., at 5s. 1½d. per live stone	205 18 1	
	61 beasts.		
	1 pig (present to Walker)	4 9 1	
	1 pig sold	3 15 8	
			1,462 0 9
	Farm Produce Sold.		
	To stables and house and keep of one cart-horse	99 0 0	
	Grass keep of one brood mare (nag)	10 0 0	
	Labour charged to stables and house	31 10 0	
			140 10 0
	Sundry Receipts.		
	Midland Railway, for damage to cake	—	1 0 0
April 30, 1892.	*Live Stock in Hand Carried Forward.*		
	20 Welsh runts (wintered 1891), 1,421 st. = 71 st. 1 lb. each, at 4s. 6¾d. per live stone	320 13 3	
	10 polled Angus (wintered 1891), 637 st. = 63 st. 9 lbs. each, at 4s. 3d. per live stone	135 9 9	
	33 polled Irish, to be fed 1892, 2,203 st. = 66 st. 10 lbs. each, at 4s. 9½d. per live stone	528 0 0	
			984 3 0
	63 beasts.		
	Hay in Hand Carried Forward.		
	15 tons at 4l. per ton (1891 hay)	—	60 0 0
1890. £ s. d.			
Cake 131 11 0			
In hand 2 7 6			
	Valuation of Tenant Right Carried Forward.		
129 3 6	¼ value of cake, 1890 ¼)129 3 6	32 5 10½	
1891.			
Cake 99 5 3	¼ value of cake, 1891 ¼)99 5 3	24 16 3¾	57 2 2¼

	£ s. d.	
Profit - - 84 acres	)96 14 1	
	1 3 0¼	per acre.
Add difference in tenant right	0 3 1½	,,
	1 6 1¾	,,

Total	2,704 15 11¼

Appendix A. II.

Summary.

	£ s. d.	£ s. d.
61 cattle sold for	—	1,453 16 0
61 cattle cost when bought	1,032 18 5	
Cost of cake consumed	96 17 8	
Cost of winter keeping	29 0 0	
Selling expenses	11 9 4	1,170 5 5
Total gain	—	61)283 10 7
Average gain	—	4 12 11½

	st.	lbs.
Total weight of 61 beasts when sold	6,089	10
„ „ „ bought	4,729	6
	61)1,360	4
Average gain in weight	22	4

Analysis

1892.	
Number of acres	84
Rent per acre, including land tax and tithes	46*s.* and 50*s.*
Labour per acre (shepherd's wages)	11*s.* 5*d.*
Labour per acre (including haymaking)	13*s.* 1*d.*
Profit per acre, plus difference in tenant right	1*l.* 6*s.* 1¾*d.*
Returns per acre	19*l.* 15*s.* 10*d.*
Capital per acre	13*l.* 1*s.* 11*d.*
Amount of capital	1,100*l.*
Profit, 96*l.* 14*s.* 1*d.* is 8·79 per cent. on capital	1,100*l.*
Farm produce sold to house and stables	140*l.* 10*s.*
Balance at bank	7*l.* 0*s.* 10*d.*

Appendix A. II.

1892 and 1893.

1892-93.—Farm Produce Supplied to Stables and House.

	£ s. d.	£ s. d.
Team and Manual Labour, &c.		
Keep of one cart-horse	10 0 0	
Pumping and carrying water, cleaning drains, &c., one man 1½ days per week, at 2s. 4d. per day, house	9 2 0	
Carting coals, 12 tons 15 cwt., at 1s. per ton	0 12 9	
„ hay, 14 tons 5 cwt., at 2s. 6d. per ton	1 15 7	
„ straw, 9 tons 18 cwt., at 1s. 6d. per ton	0 14 10	
„ oats, 161 qrs., at 5s. per 30 qrs.	1 6 9	
„ slag, 7 tons 9 cwt., at 1s. per ton	0 7 6	
		23 19 5
Hay.		
Hay used in stable, 14 tons 5 cwt. 1 qr., at 6l. 10s. per ton	—	92 14 1
Roots.		
Mangolds, 2 tons, at 15s. per ton	1 10 0	
Carrots, 2 tons 10 cwt., at 30s. per ton	3 15 9	
		5 5 9
Potatoes (House).		
For eating, 15 cwt. 2 qrs. 14 lbs., at 2s. 8d. per cwt.	2 1 0	
„ seed, 8 cwt. 3 qrs. 14 lbs., at 2s. per cwt.	0 17 9	
„ pigs, 4 cwt. 2 qrs. 14 lbs., at 1s. 4d. per cwt.	0 5 10	
„ gardener, 5 cwt. 1 qr., at 2s. 8d. per cwt.	0 14 0	
		3 18 7
Poultry.		
17 chickens, at 2s. 6d. each	2 2 6	
7 ducks, at 3s. each	1 1 0	
580 eggs, at 15 for 1s.	1 18 8	
		5 2 2
Total		131 0 0

1892–93.—Ledger Account. Posted from Cash Book.

Payments.

Purchases of Live Stock (Carriage included).

1892.		£ s. d.
Dec. 6	11 runts - Fisher	156 6 0
„ „	5 polled beasts - „	
1893.		
Apr. 5	20 polled beasts - „	293 10 0
„ 8	11 runts - „	183 0 0
„ 26	14 „ - „	253 2 6
1892.		
Aug. 27	2 pigs - Morris	2 16 0
	Total	888 14 6

Purchased Food.

Cake.

1892.		
Aug. 27	Cotton cake - Hewetson	82 17 6
Nov. 19	„ - „	40 11 9
Dec. 21	„ - Davies	2 4 6
„ „	Linseed cake - „	9 5 0
1893.		
Jan. 16	Cotton cake - Hodge	18 10 0
		153 8 9

Carriage on Cake Bought.

1892.		£ s. d.	
July 30	Midland Railway -	2 16 1	
Aug. 27	„ „ -	5 15 7	
Oct. 10	„ „ -	4 1 0	
Dec. 31	„ „ -	2 6 8	
			14 19 4

Hay, &c. Bought.

1892.		£ s. d.	
Dec. 15	Cooper, on a/c of hay -	26 0 0	
„ 21	Dried grains, 1 ton -	5 3 4	
„ „	Carriage on 1 ton grains	0 14 4	
			31 17 8
	Carried forward		200 5 9

Payments.

		£ s. d.
	Brought forward	200 5 9

Horse, Pig, and Poultry Feed.

1892.		£ s. d.	
Dec. 21	Maize - Bennett	5 16 0	
1893.			
Apr. 29	„ - „	3 7 6	
			9 3 6
	Total		209 9 3

Rent Paid.

1892.		
June 16	Bromley, half year -	23 12 0
„ 29	W. R., half year -	81 16 0
Dec. 8	Bromley, half year -	23 12 0
1893.		
Jan.	W. R., balance -	53 15 0
		182 15 0
	Cr. by amount transferred to sundry expenses -	1 19 7
		180 15 5

Taxes Paid.

1893.		£ s. d.	
Feb. 18	Income tax B. Langham	0 6 2	
„ „	Land tax „	0 19 8	
„ „	„ - Ashwell	5 2 0	
„ „	Income tax B. „	1 15 11	
			8 3 9

Tithes Paid.

1892.		£ s. d.	
May 11	Half year's tithe Langham	0 14 8	
June 16	„ „ Ashwell	4 15 8	
Dec. 8	„ „ „	4 15 8	
„ 20	„ „ Langham	0 14 8	
1893.			
Apr. 30	Gainsborough's tithe „	0 5 9	
			11 6 5
	Carried forward		200 5 7

Appendix A. II.

PAYMENTS.

		£	s.	d.	£	s.	d.
	Brought forward - -				200	5	7
	Rates, Poor and Highway.						
1892.							
May 11	Poor rate - Langham	0	7	4			
Aug. 25	„ - „	0	7	4			
Oct. 10	„ - Ashwell	3	15	1			
„ 30	„ - Langham	0	7	4			
1893.							
Mar. 15	Highway rate „	0	5	6			
„ „	Poor rate - „	0	7	4			
Feb. 23	„ - Ashwell	4	5	10			
Mar. 15	Highway rate „	3	4	4			
Apr. 27	Poor rate - „	5	7	3			
					18	7	4
	Total -				218	12	11
	Labourers' Wages.						
1892.							
May 30	Wages - - - -				6	7	0
June 26	„ - - - -				6	0	0
July 30	„ - - - -				7	10	0
Aug. 27	„ - - - -				6	0	0
Sept. 30	„ - - - -				4	14	4
Oct. 29	„ - - - -				7	10	0
Nov. 30	„ - - - -				6	1	6
Dec. 31	„ - - - -				7	10	0
1893.							
Jan. 27	„ - - - -				6	0	0
Feb. 28	„ - - - -				6	0	0
Mar. 31	„ - - - -				6	0	0
Apr. 30	„ - - - -				7	10	0
					77	2	10
		£	s.	d.			
	Labour on farm -	53	3	5			
	Labour for house, &c. -	23	19	5			
		77	2	10			
	Extra Labour.						
1892.							
July 30	Haymaking - - -				5	15	6
	Total -				82	18	4
	Manures Bought.						
1892.							
June 7	Nitrate of soda - - Finch				13	7	0
Dec. 31	Kainet - - Alkali Co.				12	2	0
					25	9	0
	Carriage on Manure.						
		£	s.	d.			
1892.							
July 13	Midland Railway -	1	1	5			
Nov. 30	„ „ -	2	19	11			
Apr. 30	„ „ -	1	6	11			
					5	8	3
	Total -				30	17	3

MISCELLANEOUS EXPENSES.

	Tradesmen's Bills.						
1892.							
Sept. 5	Edlington, carpenter - -				0	4	4
Oct. 30	Woolley, blacksmith - -				4	0	3
1893.							
Apr. 20	„ „ - -				1	1	1
					5	5	8
	Carriage on Cattle Sold.						
		£	s.	d.			
1892.							
Oct. 10	Midland Railway - -	1	1	4			
„ 30	„ „ -	5	6	10			
Nov. 30	„ „ -	6	18	8			
Dec. 31	„ „ -	1	1	4			
1893.							
Mar. 1	„ „ -	3	7	0			
1892.							
Apr. 30	„ „ -	0	12	5			
					18	7	7
	Carried forward - - -				23	13	3

PAYMENTS.

		£	s.	d.	£	s.	d.
	Brought forward - -				23	13	3
	Sundry Expenses.						
1892.							
July 30	Sundries - -	0	1	8			
Oct. 24	Jackson, overpaid -	0	16	4			
Apr. 30	Commission on beast sold - - -	0	11	10			
„ „	Hollis, ploughshares -	0	6	0			
—	Rent overpaid, transferred - -	1	19	7			
1893.							
Apr. 30	Boys - - -	0	1	6			
					3	16	11
	Total -				27	10	2
	Debts owing by Farm, 30th April 1893.						
	Cooper, hay - - -				0	7	6
	Finch, nitrate of soda - -				15	15	0
	Tithe - - - Langham				0	14	4
	Total -				16	16	10
	Debts owing to Farm.						
	W. R., for pig and part ditto -				5	15	9

RECEIPTS.

	Cattle Sold.				
1892.				£	s. d.
May 6	Welsh runt (offal) - -			1	7 10
„ 19	„ (carcass) - Bonser			6	6 2
„ „	„ to balance - W. R.			9	13 10
June 27	1 polled beast - - Royce			6	7 6
Oct. 11	4 polled Irish - - Oxley			85	5 6
„ 17	4 „ - - „			83	18 11
„ 24	4 „ - - „			91	2 6
„ „	4 „ - Jackson			92	19 6
„ 31	4 „ - - „			86	0 6
„ „	4 „ - Oxley			90	15 2
Nov. 7	4 Welsh runts - - „			91	10 8
„ „	1 „ - Jackson			17	8 0
„ „	3 „ - - „			70	12 6
„ 15	3 „ - - Oxley	}		91	3 2
„ „	1 polled beast - - „				
„ „	4 Welsh runts - Jackson	}		141	5 8
„ „	2 polled beasts - - „				
„ 21	4 polled Irish - - Oxley			84	9 6
„ „	4 „ - Jackson			80	4 8
„ 28	3 „ - - Oxley	}		79	13 6
„ „	1 runt - - - „				
1893.					
Jan. 5	4 polled beasts - - „			85	12 8
„ 13	3 Welsh runts - - „			69	9 2
—	Ronan, for beast that went wrong -			5	0 0
—	Jackson, balance - - -			1	6 1
				1,371	13 0
	Pigs Sold.				
1893.					
Apr. 7	Part of pig - - - Randall			2	19 6
	Total -			1,374	12 6
	Farm Produce Sold.				
1893.					
Apr. 30	Hay, 14 tons 5¼ cwt. - W. R.			92	14 1
„ „	Mangolds and carrots - „			5	5 9
„ „	Potatoes - - - „			3	18 7
„ „	Eggs and poultry - - „			5	2 2
	Total -			107	0 7
	Sundry Receipts.				
1893.					
Apr. 30	Labour for house and stables W. R.			23	19 5

Appendix A. II.

1892 and 1893.

1892-93.—Inland Revenue Form of Account. Grazing Farm, Ashwell, Rutland.

Statement of Payments and Receipts in respect of Occupation of Land for the Purposes of Husbandry for the Year ending April 30th, 1893.

Payments.

1890.	£	s.	d.				
Cake	131	11	0	**Valuation, May 1st, 1892.**			
In hand	2	7	6				
				Value of Tenant Right brought forward.			
	129	3	6	¼ value of cake for 1890 - - ¼)129*l.* 3*s.* 6*d.* - - -	£ 32	s. 5	d. 10½	£	s.	d.
1891.	£	s.	d.							
Cake	99	5	3	¼ value of cake for 1891 - - ¼)99*l.* 5*s.* 3*d.* - - -	24	16	3¾			
								57	2	2¼
				Live Stock in Hand May 1st, 1892 Brought Forward.						
	£	s.	d.							
Live and dead stock	1,044	3	0	20 Welsh runts (wintered 1891), 1,421 st.=71 st. 1 lb. each, at 4*s.* 6½*d.* per live stone - - - - - - - -	320	13	3			
Balance at bank	55	17	0	10 polled Angus (wintered 1891), 637 st.=63 st. 9 lbs. each, at 4*s.* 3*d.* per live stone - - - - - - - -	135	9	9			
	1,100	0	0	33 polled Irish, to be fed 1892, 2,203 st. 3 lbs.=66 st. 10 lbs. each, at 4*s.* 9½*d.* per live stone - - - - - - -	528	0	0			
				63 beasts.	984	3	0			
				Hay in Hand Brought Forward.						
				15 tons at 4*l.* per ton (1891 hay) - - - - - -	60	0	0			
				Live and dead stock in hand - - -		—		1,044	3	0
				Purchases of Live Stock.						
Dec. 3, 1892.				5 polled beasts, to be wintered 1892, 298 st.=59 st. 8 lbs. each, at 3*s.* 3¼*d.* per live stone - - - - - - -	48	16	10½			
„ „ „				11 Welsh runts, to be wintered 1892, 705 st.=64 st. 1 lb. each, at 3*s.* 0½*d.* per live stone - - - - - - - -	107	9	1½			
Apr. 5, 1893.				20 polled beasts, to be fed 1893, 1,337 st. 6 lbs.=66 st. 2 lbs. each, at 4*s.* 4½*d.* per live stone - - - - - - -	293	10	0			
Apr. 26, 1893.				14 Welsh runts, to be fed 1893, 1,158 st.=82 st. 10 lbs. each, at 4*s.* 4½*d.* per live stone - - - - - - -	253	2	6			
Apr. 8, 1893.				11 Welsh runts, to be fed 1893, 872 st.=79 st. 3 lbs. each, at 4*s.* 2½*d.* per live stone - - - - - - - -	183	0	0			
				61 beasts						
Aug. 27, 1892.				2 pigs - - - - - - - - -	2	16	0			
								888	14	6
				Purchased Food.						
				Decorticated cake 123*l.* 9*s.* 3*d.*, carriage 12*l.* 12*s.* 8*d.* - - -	136	1	11			
				Cotton cake 20*l.* 14*s.* 6*d.*, carriage 2*l.* 6*s.* 8*d.* - - -	23	1	2			
				Linseed cake 9*l.* 5*s.* - - - - - - -	9	5	0			
				Dried grains 5*l.* 3*s.* 4*d.*, carriage 14*s.* 4*d.* - - - -	5	17	8			
				Corn for horses, pigs, and poultry - - - - - -	9	3	6			
				Hay bought, Cooper - - - - - - -	26	0	0			
								209	9	3
				Rent.						
				W. R.'s own land, 52 acres, at 46*s.* an acre, including land tax, 1*s.* 11¾*d.* an acre, 5*l.* 2*s.*; and tithes, 3*s.* 8½*d.* an acre, 9*l.* 11*s.* 4*d.* - - -	119	12	0			
				Poor rate, 3*s.* 8*d.* an acre, 9*l.* 11*s.* 1*d.*; highway rate, 10¾*d.* an acre, 2*l.* 5*s.* 10*d.* - - - - - - - -	11	16	11			
				Income tax, Schedule B. - - - - - -	1	6	6			
				Salterford, 13a. 2r. 23p., at 46*s.* an acre, including land tax, 1*s.* 5*d.* an acre, 19*s.* 8*d.*; and tithes, 2*s.* 6¾*d.* an acre, 1*l.* 15*s.* 1*d.* - - - -	31	7	6			
				Poor rate, 2*s.* 1¾*d.* an acre, 1*l.* 9*s.* 4*d.*; highway rate, 5*d.* an acre, 5*s.* 6*d.*	1	14	10			
				Income tax, Schedule B. - - - - - -	0	6	2			
				Bromley, 18a. 3r. 31p., at 50*s.* an acre, including land tax, 1*s.* 10*d.* an acre, 2*l.* 0*s.* 9¼*d.*; tithes, 4*s.* 3¾*d.* an acre, 4*l.* 1*s.* 11¼*d.* - - -	47	4	0			
				Poor rate, 4*s.* 1½*d.* an acre, 3*l.* 17*s.* 1*d.*; highway rate, 11¾*d.* an acre, 18*s.* 6*d.* - - - - - - - -	4	15	7			
				Income tax, Schedule B. - - - - - -	0	9	5			
								218	12	11
				Labour.						
				Labour on the farm - - - - - - -	53	3	5			
				Labour for house and stables - - - - - -	23	19	5			
				Extra labour, haymaking - - - - - - -	5	15	6			
								82	18	4
				Carried forward - - - -		—		2,501	0	2¼

1892–93.—Inland Revenue Form of Account: Grazing Farm, Ashwell, Rutland. Appendix A. II.

Statement of Payments and Receipts in respect of Occupation of Land for the Purposes of Husbandry for the Year ending April 30th, 1893.

		£ s. d.	£ s. d.
	Receipts.		
	Live Stock Sold.		
	63 cattle sold 5,671 st. 3 lbs (weight of 62 only)	1,371 13 0	
	Part of pig sold	2 19 6	
			1,374 12 6
	Farm Produce Supplied to Stables and House.		
	Mangolds and carrots, stables	5 5 0	
	Hay, 14 tons 5 cwt. 1 qr., at 6*l.* 10*s.* per ton, stables	92 14 1	
	Potatoes, house	3 18 7	
	Eggs and poultry, house	5 2 11	
			107 0 7
	Team and Manual Labour.		
	Charged to house	—	23 19 5
1893.	*Valuation of Live Stock in Hand carried Forward.*		
Apr. 30.	5 polled Irish (wintered 1892), 360 st. = 72 st. each, at 2*s.* 11½*d.* per live stone	53 8 6½	
	11 Welsh runts (wintered 1892), 769 st. = 69 st. 12 lbs. each, at 3*s.* 1*d.* per live stone	118 11 9½	
	20 polled beasts in hand, 1,375 st. 8 lbs. = 68 st. 10 lbs. each, at 4*s.* 3¼*d.* per live stone	293 10 0	
	11 Welsh runts in hand, 891 st. 6 lbs. = 81 st. each, at 3*s.* 2*d.* per live stone	184 4 6	
	14 Welsh runts in hand, 1,158 st. = 82 st. 10 lbs. each, at 4*s.* 4¼*d.* per live stone	253 11 10	
	61 beasts.	903 6 8	
	Hay in Hand Carried Forward (Estimated).		
	Hay, 3 tons 4 cwt., worth 7*l.* per ton	22 8 0	
	„ 12 tons 6 cwt., worth 7*l.* 10*s.* per ton	92 5 0	
		114 13 0	
	Debts owing to Farm.		
	W. R. for pig and part ditto	5 15 9	
			1,023 15 5
	Value of Tenant Right carried Forward.		
1891. Cake 99 5 3	¼ value of cake for 1891 ¼)99*l.* 5*s.* 3*d.*	24 16 3¾	
1892. Cake 153 8 9	¼ value of cake for 1892 ¼)153*l.* 8*s.* 9*d.*	38 7 2¼	
	Superphosphate kainet	12 2 0	
			75 5 6
	Carried forward	—	2,604 13 5

Appendix A. II.

1892 and 1893.

Payments.

	£ s. d.	£ s. d.
Brought forward	—	2,501 0 2¼
Manures.		
Nitrate of soda 13*l.* 7*s.*, carriage 2*l.* 8*s.* 4*d.*	15 15 4	
Superphosphate kainet 12*l.* 2*s.*, carriage 2*l.* 19*s.* 11*d.*	15 1 11	
		30 17 3
Miscellaneous Expenses.		
Tradesmen's accounts for goods supplied or work done on farm	5 5 8	
Midland Railway, carriage on fat cattle	18 7 7	
Sundry expenses	3 16 11	
		27 10 2
Debts owing by Farm.		
Cooper, hay 7*s.* 6*d.*, Finch, nitrate of soda 15*l.* 15*s.* / Langham tithe 14*s.* 4*d.*	—	16 16 10
		2,576 4 5¼
Balance, being profit on year	—	28 8 11¾
		2,604 13 5

Summary.

63 cattle sold for	—	1,371 13 0
63 cattle, cost when bought	955 3 0	
Cost of cake consumed	168 8 1	
Cost of grains 5*l.* 17*s.* 8*d.*, hay 26*l.*	31 17 8	
Selling expenses	18 7 7	1,173 16 4
		63)197 16 8
Average gain	—	3 2 9⅛

	st. lbs.
Total weight of 61 beasts when sold	5,599 9
" " bought	4,208 12
	61)1,390 11
Average gain in weight	22 11

Note.—Two beasts not included in the above weights, one Welsh runt was killed as an experiment, one polled Irish went wrong.

RECEIPTS.

			£ s. d.
Brought forward - - -	—		2,604 13 5
			2,604 13 5

	£	s.	d.
Profit - - - - - - - - -	28	8	$11\frac{3}{4}$
Deduct increase in tenant right - - - - -	18	3	$3\frac{3}{4}$
84 acres)	10	5	8
An acre -		2	$5\frac{1}{4}$

ANALYSIS.

1893.	
Number of acres - - - - - -	84.
Rent per acre, including land tax and tithes - -	46*s.* and 50*s.*
Labour per acre (shepherd) - - - - -	12*s.* 8*d.*
Labour per acre (including haymaking) - - -	14*s.* $0\frac{3}{4}$*d.*
Profit per acre, less difference in tenant right - -	2*s.* $5\frac{1}{4}$*d.*
Returns per acre - - - - - -	19*l.* 7*s.* 2*d.*
Capital per acre - - - - - -	13*l.* 1*s.*
Amount of capital - - - - - -	1,100*l.*
Profit 28*l.* 8*s.* $11\frac{3}{4}$*d.* is 5·58 per cent. on capital - -	1,100*l.*
Farm produce sold to house and stables - - -	171
Balance at bank - - - - - -	55*s.* 17*s.*

Appendix A. II.

1893 and 1894.

1893-94.—Farm Produce supplied to Stables and House.

	£ s. d.	£ s. d.
Team and Manual Labour, &c.		
Keep of one cart-horse	10 0 0	
Pumping and carrying water, cleaning drains, &c., one man, 1½ days per week, at 2*s.* 4*d.* per day, house	9 2 0	
Carting coals, 37 tons 12 cwts. 2 qrs., at 1*s.* per ton	1 17 7	
„ hay, 16 tons 8 cwts. 2 qrs., at 2*s.* 6*d.* per ton	2 1 1	
„ straw, 10 tons, at 1*s.* 6*d.* per ton	0 15 0	
„ oats, 75 qrs., at 5*s.* per 30 qrs.	0 12 6	
„ slag, 21 tons 10 cwt. 3 qrs., at 1*s.* per ton	1 1 6	
		25 9 8
Hay.		
Hay used in stables, 16 tons 8 cwt. 3 qrs., at 8*l.* per ton	—	131 10 0
Roots.		
Mangolds used in stables, 2 tons, at 15*s.* per ton	1 10 0	
Carrots used in stables, 16 cwt., at 30*s.* per ton	1 4 0	
		2 14 0
Potatoes.		
For eating, 1 ton, at 2*s.* 8*d.* per cwt.	2 13 4	
For seed, 10 cwts. 3 qrs., at 2*s.* per cwt.	1 1 6	
For pigs, 5 cwts. 3 qrs., at 1*s.* 4*d.* per cwt.	0 7 8	
For gardener, 4 cwts. 3 qrs., at 2*s.* 8*d.* per cwt.	0 12 8	
		4 15 2
Poultry.		
15 chickens, at 2*s.* 6*d.* each	1 17 6	
9 ducks, at 3*s.* each	1 7 0	
688 eggs, at 15 for 1*s.*	2 6 0	
		5 10 6
		169 19 4

1893-94.—Ledger Account. Posted from Cash Book.

Payments.

		£ s. d.	£ s. d.
Purchases of Live Stock.			
1893. July 4	2 pigs - Morris	2 16 0	
1894. Feb. 15	2 polled Scots - Brocklehurst	31 12 0	
Mar. 9	12 runts - Fisher	168 0 0	
„ 19	12 „ - „	174 0 0	
„ 31	4 „ - Costall's	71 10 0	
„ „	12 „ - Fisher	165 0 0	
Apr. 7	12 „ - „	147 0 0	
		759 18 0	
Carriage on Cattle Bought.			
1894. Mar. 31	Midland Railway - 36	2 11 0	
Apr. 28	„ „ - 12	0 17 0	
	Total -	768 6 0	
Purchased Food.			
Cake.			
1893. June 26	Cotton cake - Davis	9 0 0	
July 28	Decorticated cake - Taylor	32 11 0	
Aug. 19	Linseed cake - Powers	17 15 0	
„ „	Cotton cake - „	5 7 6	
Sept. 30	Decorticated cake - Taylor	36 3 6	
Oct. 17	Linseed cake - Powers	17 15 0	
Dec. 29	Decorticated cake - Hewetson	14 15 0	
1894. Feb. 20	Linseed cake - Davies	1 2 6	
„ „	Cotton cake - „	0 15 0	
Apr. 25	Decorticated cake - Taylor	12 15 0	
		147 19 6	
Carriage on Cake Bought.			
1893.	£ s. d.		
June 26	Midland Railway - 3 2 3		
Sept. 4	„ „ - 3 7 3		
Dec. 1	„ „ - 1 11 10		
1894. Mar. 31	„ „ - 1 8 3	9 9 7	
	Carried forward -	157 9 1	

Payments.

		£ s. d.	£ s. d.
	Brought forward -		157 9 1
Horse, Pig, and Poultry Feed.			
1893. Dec. 1	Maize - Bennett	1 19 0	
1894. Feb. 21	Sharps, &c. - Hayes	4 15 0	
Apr. 30	Barley, 10 qrs. Bromley	13 0 0	
			19 14 0
Hay Bought and Keeping taken.			
1893. Aug. 30	Eddish at Burley, Royce	£ s. d. 4 15 6	
1894. Jan. 6	„ balance „	39 5 0	
			44 0 6
	Total -		221 3 7
Rent Paid.			
1893. July 11	Bromley, half year -		23 12 0
Dec. 14	„ „ -		23 12 0
„ „	W. R., „ -		56 7 4
1894. Apr. 23	W. R., balance -		57 14 11
Taxes Paid.			
1894. Feb. 15	Land tax - Ashwell	£ s. d. 5 2 0	
„ 16	„ - Langham	0 19 8	
			6 1 8
Tithes Paid.			
1893. July 11	Tithes, half year Ashwell	£ s. d. 4 14 3	
Nov. 24	One year's tithe Langham	1 9 0	
Dec. 14	Half year's tithe Ashwell	4 14 3	
1894. Mar. 14	Lord Gainsborough's tithe - Langham	0 4 4	
			11 1 10
	Carried forward -		178 9 9

Appendix A. II.

Payments.

			£	s.	d.
	Brought forward		178	9	9
	Rates—Poor and Highway.				
1893.		£ s. d.			
June 20	Poor rate - Langham	0 11 0			
Aug. 26	„ - „	0 5 6			
Dec. 28	„ - „	0 5 6			
„ „	Highway rate „	0 5 6			
1894.					
Feb. 15	Poor rate - Ashwell	2 13 8			
„ 16	„ - Langham	0 5 6			
Mar. 17	Highway rate Ashwell	3 4 4			
Apr. 24	Poor rate - „	4 16 7			
			12	7	7
	Total	-	190	17	4
	Labourers' Wages.				
1893.					
May 27	Wages - - - -		6	0	0
June 24	„ - - - -		6	1	0
July 26	„ - - - -		7	10	0
Aug. 26	„ - - - -		6	0	0
Sept. 30	„ - - - -		7	12	0
Oct. 28	„ - - - -		4	12	0
Nov. 28	„ - - - -		6	16	10
Dec. 30	„ - - - -		7	10	0
1894.					
Jan. 27	„ - - - -		6	0	0
Feb. 24	„ - - - -		6	0	0
Mar. 31	„ - - - -		7	10	0
Apr. 28	„ - - - -		6	0	6
	Total		77	12	4
		£ s. d.			
	Labour on farm -	52 2 8			
	Labour for house -	25 9 8			
		77 12 4			
	Manures Bought.				
1894.					
Apr. 4	Nitrate of soda - - Finch		15	7	9
	Carriage on Manure.				
1894.					
Apr. 24	Midland Railway - - -		0	18	6
	Total	-	16	6	3

Miscellaneous Expenses.

			£	s.	d.
	Tradesmen's Bills.				
1893.					
Nov. 15	Woolley - -	Blacksmith	6	10	10
Dec. 11	Edlington - -	Carpenter	3	18	0
„ 13	„ - -	„	7	10	2
1894.					
Jan. 31	Smith - -	Saddler	3	15	0
Apr. 23	Woolley - -	Blacksmith	5	3	9
			26	17	9
	Sundry Expenses.				
1893.		£ s. d.			
May 27	Sundries - -	0 2 6			
Sept. 23	Missing from cash-box -	0 8 9			
„ 30	Linseed oil, &c. Wellington -	0 11 0			
			1	2	3
	Carried forward	- -	28	0	0

Payments.

			£	s.	d.
	Brought forward	- -	28	0	0
	Carriage on Fat Cattle.				
1893.		£ s. d.			
Aug. 27	Oxley on 3 beasts - -	1 7 0			
Sept. 4	Midland Railway Co. on 4 beasts - -	1 7 9			
„ 30	Midland Railway Co. on 4 beasts - -	1 7 9			
1894.					
Jan. 31	Midland Railway Co. on 4 beasts - -	1 7 9			
			5	10	3
	Total	-	33	10	3
	Debts Paid.				
1893.					
May 11	Finch, nitrate of soda - -		15	15	0
Sept. 5	Cooper, hay - - -		0	7	6
1894.					
Apr. 25	Rector's tithe, Langham (1893)	-	0	14	4
			16	16	10

Receipts.

			£	s.	d.
	Cattle Sold.				
1893.					
July 9	3 polled beasts - -	Oxley	51	15	0
Aug. 26	4 runts - - -	„	85	11	0
Sept. 18	4 polled beasts - -	Hicks	76	11	0
„ 8	8 runts - -	Combridge	164	9	10
Oct. 18	12 runts - -	W. Law	448	10	0
„ „	18 polled beasts -	W. Law			
Dec. 9	4 runts - - -	Oxley	96	2	2
1894.					
Jan. 8	8 runts - -	Combridge	188	19	3
			1,111	18	3
	Pigs Sold.				
1894.		£ s. d.			
Apr. 6	Part pig, 10 st. 4 lbs.,	Randall 3 18 0			
„ 18	1 pig } 20 st. 4 lbs.				
„ „	Part pig }	W. R. 7 13 10			
			11	11	10
			1,123	10	1
	Farm Produce Sold.				
1894.	Hay, 16 tons 8¾ cwt. -	W. R.	131	10	0
„ „	Mangolds and carrots -	„	2	14	0
„ „	Potatoes - - -	„	4	15	2
„ „	Poultry and eggs - -	„	5	10	6
	Total	-	144	9	8
	Sundry Receipts.				
1894.					
Jan. 8	Royce, for cake eaten on Eddish at Burley - - - -		5	0	0
Apr. 30	W. R. for team and manual labour for house and stables - -		25	9	8
			30	9	8
	Debts Received.				
1894.					
Apr. 24	W. R. for pigs (1892–3 a/c)	-	5	15	9

Appendix A. II.

1893 and 1894.

1893-94.—Inland Revenue Form of Account. Grazing Farm, Ashwell, Rutland.

Statement of Payments and Receipts in respect of Occupation of Land for the Purposes of Husbandry for the Year ending April 30th, 1894.

Payments.

Valuation of Live Stock, &c.

		£ s. d.	£ s. d.
May 1, 1893.	*Value of Tenant Right brought forward.*		
	¼ value of cake for 1891 - - ¼)99 5 3 - - - -	24 16 3¾	
	¼ value of cake for 1892 - - ¼)153 8 9 - - - -	38 7 2¼	
	Kainet (superphosphate) - - - - - - -	12 2 0	
			75 5 6
	Hay in Hand Brought Forward.		
	3 tons 4 cwt., at 7*l.* per ton - - - - - -	22 8 0	
	12 tons 6 cwt., at 7*l.* 10*s.* per ton - - - - - -	92 5 0	
		114 13 0	
	Live Stock in Hand Brought Forward.		
Live and dead stock - 1,017 19 8	11 Welsh runts (wintered 1892), 769 st. = 69 st. 12 lbs. each, at 3*s.* 1*d.* per live stone - - - - - - - -	118 11 9½	
Debt owing - - 5 15 9	5 polled Irish (wintered 1892), 360 st. = 72 st. each, at 2*s.* 11⅓*d.* per live stone - - - - - - - - -	53 8 6½	
1,023 15 5	20 polled beasts in hand, 1,375 st. 8 lbs. = 68 st. 10 lbs. each, at 4*s.* 3¼*d.* per live stone - - - - - - -	293 10 0	
Balance at bank - 76 4 7	11 Welsh runts in hand, 891 st. 6 lbs. = 81 st. each, at 3*s.* 2*d.* per live stone	184 4 6	
1,100 0 0	14 Welsh runts in hand, 1,158 st. = 82 st. 10 lbs. each, at 4*s.* 4¼*d.* per live stone - - - - - - - - -	253 11 10	
	61 beasts	903 6 8	
	Live and dead stock in hand - -	—	1,017 19 8
	Purchases of Live Stock.		
July 4, 1893.	2 pigs - - - - - - - - -	2 16 0	
Feb. 15, 1894.	2 polled Scots, to be fed 1894, 158 st. = 79 st. each, at 4*s.* per live stone -	31 12 0	
Mar. 9, ,,	12 Welsh runts, to be fed 1894, 819 st. = 66 st. 10 lbs. each, at 4*s.* 1½*d.* per live stone - - - - - - - -	168 17 0	
,, 17, ,,	12 Welsh runts, to be fed 1894, 834 st. = 69 st. 7 lbs. each, at 4*s.* 2½*d.* per live stone - - - - - - - -	174 17 0	
,, 29, ,,	4 runts, to be fed 1894, 335 st. = 83 st. 10½ lbs. each, at 4*s.* 3¼*d.* per live stone - - - - - - - -	71 10 0	
,, 31, ,,	12 runts, to be fed 1894, 824 st. = 68 st. 9½ lbs. each, at 4*s.* 0¼*d.* per live stone - - - - - - - -	165 17 0	
Apr. 7, ,,	12 runts, to be fed 1894, 755 st. = 63 st. each, at 3*s.* 11*d.* per live stone -	147 17 0	
	54 beasts		763 6 0
	Purchased Food.		
	Cotton cake 15*l.* 2*s.* 6*d.*, linseed cake 36*l.* 12*s.* 6*d.*, decorticated cotton cake 96*l.* 4*s.* 6*d.*, carriage 9*l.* 9*s.* 7*d.* - - - - -	157 9 1	
	Corn for horses, pigs, and poultry - - - - - -	19 14 0	
	Grass-keeping taken at Burley - - - - - -	44 0 6	
			221 3 7
	Rent.		
	W. R.'s own land, 52 acres, at 40*s.* an acre, including land tax, 1*s.* 11¾*d.* an acre, 5*l.* 2*s.*; tithes, 3*s.* 7¾*d.* an acre, 9*l.* 8*s.* 6*d.* - - - -	104 0 0	
	Poor rate, 2*s.* 0¾*d.* an acre, 5*l.* 7*s.* 1*d.*; highway rate, 10¾*d.* an acre, 2*l.* 5*s.* 10*d.* - - - - - - -	7 12 11	
	Income tax, Schedule B. - - - - - -	—	
	Salterford, 13a. 2r. 23p., at 40*s.* an acre, including land tax, 1*s.* 5*d.* an acre, 19*s.* 8*d.*; tithe, 2*s.* 5½*d.* an acre, 1*l.* 13*s.* 4*d.* - - - -	27 5 9	
	Poor rate, 2*s.* 0¼*d.* an acre, 1*l.* 7*s.* 6*d.*; highway rate, 5*d.* an acre, 5*s.* 6*d.*	1 13 0	
	Income tax, Schedule B. - - - - - -	—	
	Bromley, 18a. 3r. 31p., at 50*s.* an acre, including land tax, 1*s.* 10*d.* an acre, 2*l.* 0*s.* 9¼*d.*; tithes, 4*s.* 3¾*d.* an acre, 4*l.* 1*s.* 11½*d.* - - - -	47 4 0	
	Poor rate, 2*s.* 3½*d.* an acre, 2*l.* 3*s.* 2*d.*; highway rate, 11¾*d.* an acre, 18*s.* 6*d.*	3 1 8	
	Income tax, Schedule B. - - - - - -	—	
			190 17 4
	Labour.		
	Labour on the farm - - - - - - -	52 2 8	
	Labour for house and stables - - - - - -	25 9 8	
			77 12 4
	Carried forward - - -	—	2,346 4 5

Appendix A. II.

1893-94.—Inland Revenue Form of Account. Grazing Farm, Ashwell, Rutland.

Statement of Payments and Receipts in respect of Occupation of Land for the Purposes of Husbandry for the Year ending April 30th, 1894.

Receipts.

	£ s. d.	£ s. d.
Live Stock Sold.		
31 cattle sold, 2,825 st. 6 lbs. (to butchers)	663 8 3	
30 cattle sold, 2,608 st. (to Law)	448 10 0	
61 beasts		
Part pig, sold, 10 st. 4 lbs.	3 18 0	
1 pig and part, sold, 20 st. 4 lbs., in the house	7 13 10	
		1,123 10 1
Farm Produce supplied to Stables and House.		
Hay, 16 tons 8 cwt. 3 qrs., at 8*l.* per ton (stables)	131 10 0	
Mangolds and carrots (stables)	2 14 0	
Potatoes, &c. (house)	4 15 2	
Poultry and eggs (house)	5 10 6	
		144 9 8
Team and Manual Labour.		
Charged to house	—	25 9 8
Sundry Receipts.		
Royce, for cake eaten on Eddish at Burley	—	5 0 0
Debts Received (belonging to 1892-3 Account).		
W. R.	—	5 15 9
Amount of debts paid to balance	—	16 16 10
Valuation of Live Stock in Hand Carried Forward. (Apr. 30, 1894.)		
2 polled Scots, 181 st. = 90 st. 7 lbs. each, at 3*s.* 7¼*d.* per live stone	32 14 4	
12 Welsh runts, 907 st. 12 lbs. = 75 st. 9 lbs. each, at 3*s.* 10*d.* per live stone	173 11 7	
12 Welsh runts, 899 st. 4 lbs. = 74 st. 13 lbs. each, at 3*s.* 11¾*d.* per live stone	178 17 0	
4 runts, 361 st. = 90 st. 3½ lbs. each, at 4*s.* per live stone	72 9 4	
12 runts, 869 st. 6 lbs. = 72 st. 6 lbs. each, at 3*s.* 10½*d.* per live stone	168 11 6	
12 runts, 810 st. = 67 st. 7 lbs. each, at 3*s.* 8½*d.* per live stone	149 18 6	
54 beasts		776 2 3
Cake in Hand Carried Forward.		
8 cwt. decorticated cotton cake, cost including carriage	—	2 12 8½
Value of Tenant Right carried forward.		
¼ value of cake for 1892 — ¼)153 8 9	38 7 2¼	
¼ value of cake for 1893 — ¼)154 16 4½	38 19 1¼	
		77 6 3½
Balance, being *loss* on year	—	241 10 3
		2,418 13 6

1893.

	£	s.	d.
Cake	157	9	1
In hand	2	12	8½
	154	16	4½

	£ s. d.
Loss	241 10 3
Add difference in tenant-right	2 0 9½
84 acres)	243 10 0½
Loss	2 18 0 per acre.

Carried forward

Appendix A. II.

1893 and 1894.

Payments.

	£ s. d.	£ s. d.
Brought forward	—	2,346 4 5
Manures.		
Nitrate of soda 15*l.* 7*s.* 9*d.*, carriage 18*s.* 6*d.*	—	16 6 3
Miscellaneous Expenses.		
Tradesmen's accounts for goods supplied or work done on farm	26 17 9	
Midland Railway, carriage of fat cattle	5 10 3	
Sundry small expenses	1 2 3	
		33 10 3
Debts Paid (belonging to 1892–3 Account).		
Finch 15*l.* 15*s.*, Cooper 7*s.* 6*d.*, tithe 14*s.* 4*d.*	—	16 16 10
Amount of debts received, to balance	—	5 15 9
Total payments	—	2,418 13 6

Summary.

		£ s. d.	£ s. d.
61 beasts sold (60 had cake), for		—	1,111 18 3
Cost of 61 beasts when bought		885 18 6	
Cost of cake consumed		154 16 4½	
,, ,, (before May 1, 1893)		6 2 6	
Cost of winter keeping		39 0 6	
Selling expenses		5 10 3	
			1,091 8 1½
Total gain		—	61)20 10 1½
Average gain		—	6 8½

	st.	lbs.
Total weight of 61 beasts when sold	5,433	6
,, ,, bought	4,370	6
	61)1,063	0
Average gain in weight	17	6

Appendix A. II.

Receipts.

		£	s.	d.
Brought forward	—	2,418	13	6
Total		2,418	13	6

Analysis.

1894.	
Number of acres	84.
Rent per acre, including land tax and tithes	40*s.* and 50*s.*
Labour per acre	12*s.* 5*d.*
Profit per acre	nil.
Loss per acre, plus difference in tenant right	2*l.* 18*s.*
Returns per acre	15*l.* 9*s.* 2*d.*
Capital per acre	12*l.* 2*s.* 4½*d.*
Amount of capital	1,017*l.* 19*s.* 8*d.*
Loss, 241*l.* 10*s.* 3*d.* is 23·72 per cent. on capital	1,017*l.* 19*s.* 8*d.*
Farm produce sold to house and stable	169*l.* 19*s.* 4*d.*
Balance at bank	76*l.* 4*s.* 7*d.*

Appendix A. III.

APPENDIX III.

(Handed in by Mr. W. H. Hall. See Questions 34,466, 34,474.)

Particulars of Estate owned by W. H. Hall, Esq., J.P., of Six Mile Bottom, Cambridgeshire, who is tenant for life of about 5,600 acres in eight parishes in Cambridgeshire; 3,000 acres in Cambridgeshire purchased in 1840 at about 120,000*l.* net, 3,000*l.* at 2½ per cent.; 2,500 acres in seven parishes in Buckinghamshire and Oxfordshire. 12 large farms; comparatively no outgoings.

Rental on the Cambridgeshire Estate.

Name of Farm.	Acreage.	1879.	1894.
		£	£
Great Wilbram Hall	600	900	450
Westley Hall	547	958	547
Underwood Hall	428	773	420
Westley Bottom	500	625	375
Six Mile Bottom	266	399	199
Weston Colville Hall	685	1,080	685
Church Farm	382	531	382
Pound Farm	348	523	348
Street Farm	136	304	136
Finchley Farm	126	157	120
Cocksedge Farm	119	178	141
Lark Hall Farm	673	640	336
	4,810	7,068	4,139

Summary as to Rental.

		£
Farms of 100 acres and upwards		4,139
,, less than 100 acres	(about)	400
Shooting	,,	300
Cottages and allotments	,,	300
		£5,139

Balance Sheet for 1892.

Cambridgeshire Estate, 5,600 acres. (A medium year.)

Estate Income.	£	Estate Outgoings.	£ s. d.
Farms Rental	4 479	Tithe	446 18 6
Cottages and garden land.	231	Rates and taxes	477 10 3
Allotments (separate)	95	Insurance	77 12 3
Shooting rent	300	Improvement charges	1,281 14 4
		Schools, reading rooms, &c.	167 12 6
		Buildings	324 0 0
		Repairs { 167 houses / 30 farmsteads }	980 7 1
		Miscellaneous	79 7 7
		Management	200 0 0
	5,105		
	4,035		
Net balance income	1,070		4,035 2 10

I have charged my Cambridgeshire Estate with about 20,000*l.*, and spent at least as much from private income.

Comparison of three periods :—

Cambridgeshire Estate Rental.

	1883.	1888.	1892.
	£ s. d.	£ s. d.	£ s. d.
Income	7,258 5 2	5,551 18 5	5,105 0 0
Outgoings	3,779 7 9	3,255 17 9	4,035 0 0
Balance	3,478 17 5	2,296 0 8	1,070 0 0

Name.	Trade.	Acres.	All now pay average rent 1*l.* per acre, formerly 30*s.*
1	Postmaster	28	Now gives up 14 acres, keeps 14.
2	—	51	Formerly 80 acres, gives up 30 acres, keeps 50.
3	Miller	50	Keeps two cows on 6 acres roadside grass.
4	Gamekeeper	38	Keeps two cows, also roadside, and has rides grass.
5	Postmaster	62	Keeps two cows.
6	Publican	5	Gave notice but keeps on.
7	Bricklayer	14	Bought an acre building frontage, 70*l.*, says he has lost 94*l.*, but pays; has built himself smart house.
8	Publican	40	Doing well; pays punctually.
9	Woodman	4	Doing fairly well. Cow on wood ride-ways.
10	Baker	4	
11	Blacksmith	3	
12	Carpenter	2	
13	Publican	6	Doing well. Pays punctually.
14	—	25	Doing well. Paid rent punctually; now takes three more (rent free first year) to accommodate me.
15	—	10	
	Total	342	

Small Holdings.

16	Labourer	5	Has not paid rent for 2 years, but now takes four more. Only offered 7*s.* sack barley.
17	Labourer	2½	
18	Retired Londoner.	2	Model tenant.
19	Carpenter	4	
20	—	2	
21	—	2	

Breaksdown.

22	Blacksmith	5	
23	Late publican.	9	
24	Miller	18	
25	Postmaster	8	
26	Shopkeeper	2	Excused rent.
27	—	40	
28	—	40	
		7	Breaksdown.

APPENDIX IV.

Appendix A. IV.

SUMMARY STATEMENT of Particulars of Bucks and Oxon Estates.

(*Handed in by Mr. W. H. Hall. See Question* 34,504.)

Acreage.				*Annual Rent.*		
A.	R.	P.		£	s.	d.
2,564	2	4		2,902	19	0
18	2	0	Allotments - -	37	3	2
2,583	0	4		2,940	2	2

Land Tax.		
£	s.	d.
187	16	4

Tithe.		
£	s.	d.
231	0	0

	£	s.	d.
Deduct land tax - -	177	16	4
Tithe - - - -	231	0	0
	408	16	4

Net amount liable to pay tax, Schedule D. 2,531*l.* 5*s.* 10*d.* at 8*d.* = 84*l.* 7*s.* 6*d.*

Bucks and Oxon Estates.

	£	s.	d.	£	s.	d.
Gross present rental - -				2,940	2	2
Gross deductions:						
Tithe - - - -	231	0	0			
Land tax - - -	177	16	4			
Schedule A. at 8*d.* - -	84	7	6			
Rates on cottages and allotments - - -	9	0	4			
Repairs and improvements -	627	13	5			
Insurance, 19,045*l.* - -	26	3	0			
Land improvement loans 8,504*l.*, yearly payment -	563	15	4			
Expense of management -	124	11	8			
Subscriptions to schools -	20	0	0			
Miscellaneous - -	43	1	8			
				1,907	9	3
Net amount received - -				£1,032	12	11

APPENDIX V.

Appendix A. V.

(*Handed in by Mr. R. Stratton* (*see Question* 34,893).)

MONMOUTHSHIRE CHAMBER OF AGRICULTURE.

PROPOSED SCALE of COMPENSATION for unexhausted IMPROVEMENTS, approved by the CHAMBER, February 2nd, 1884.

1. Purchased manures applied to grass, roots, or green crops consumed on the farm:—

For undissolved bones - ¾ for last year.
" " - ½ for second year.
" " - ¼ for third year.
Dissolved bones - - } ⅔ for last year.
Superphosphate - - } ⅓ for second year.
Other phosphatic manures - }
Nitrate of soda, soot, sulphate of ammonia and other nitrogenous manures - - } ½ for the last year, nothing beyond.
Stable manure - - ⅔ for last year.
" - - ½ for second year.
" - - ¼ for third year.

2. Manures applied to arable land, or grass off which a crop has been taken:—

Same scale as above.

Thus—In the case of a crop taken off, after an application of undissolved bones, of ¼ the value of bones would be held to be exhausted, and in the case of dissolved bones and phosphates ⅓ would be held to be exhausted.

In the case of nitrates the *whole* value of manure would be held to be exhausted.

3. The application of lime to arable or pasture:—

Compensation to be on the five years' principle; that is to say, 1–5th is held to be annually exhausted.

4. Draining:—

Where the tenant finds labour and the landlord tiles, compensation on the ten years' principle; when the tenant finds both, compensation on the twenty years' principle.

In all the above cases the cost of carriage and application to the land is to be added to the cost of the manure, lime, and cost of draining.

5. Compensation for feeding stuffs not produced on the holding:—

The manurial value of feeding stuffs shall be based as follows:

Linseed, cotton, and rape cakes, malt dust, beans, peas, and linseed, *one-third* of the cost price.

All other feeding stuff, including hay and straw, *one-fourth* their cost price.

The manurial value of the purchased feeding stuffs consumed on the farm having thus been ascertained the out-going tenant would be entitled to the full manurial value of such feeding stuffs as had not produced a crop, or had not been applied to his away-going crop, half the manurial value for feeding applied where away-going crop is taken, and to *two-thirds* where consumed on grass in last year of tenancy, and to *one-half* of the manurial value of such feeding stuffs consumed in the last year but one of the tenancy. In Candlemas takings the year to terminate May 1st.

Vouchers in all cases to be produced.

6. In reduction of the above, the out-going tenant shall pay to the landlord the manurial value of all hay, straw, and roots sold off the holding in the last two years of the tenancy on the following scale:—

	£	s.	d.	
Hay, clover, or seeds - -	1	0	0	per ton.
Straw - - - -	0	10	0	"
Roots - - - -	0	4	0	"

The expenditure in feeding stuffs and manures in the last year not to exceed the average of the two preceding years.

7. Compensation for laying down pasture:—

If laid within four years of the termination of tenancy the remuneration should be half the cost of seeding, plus the *net* value of a corn crop, such as the land might be fairly estimated to produce.

If the land had been laid more than four years, the remuneration should be the *net of a corn crop and a half*, that is, what it would be estimated to leave after paying every expense of growing, harvesting, and marketing.

The whole of the above are based on the assumption that in all cases the work is well done, that the manures and feeding stuffs are the value represented, and that waste is avoided as much as possible.

R. STRATTON, The Duffryn, Newport,
C. D. PHILLIPS, Newport,
} Hon. Secs.

Appendix A. VI.

APPENDIX VI.

Letter from Mr. T. Duckham supplementary to his Evidence (page 99).

The Right Hon. J. G. Shaw Lefevre and Members of the Royal Commission on Agriculture.

The Ryelands, Hereford,
January 8th, 1895.

My Lords and Gentlemen,

I feel constrained to ask the favour of your allowing me to supplement the evidence I had the honour of giving before you upon this great and serious national question.

The effects and causes of depression are beyond any question the driving of capital from the soil, because foreign competition has rendered its cultivation unremunerative to the occupier who finds himself utterly unequal to compete with the produce of foreign countries which is brought to our shores at a mere nominal freight after being grown on virgin soils, almost rent and tax free.

The only substantial relief that I feel can be given to meet the deplorable state in which the owners and occupiers of real property are now placed, is to equalise the taxation of the country. It has been done for the death duties, and many grants have been made for relieving real property of the heavy burdens which time after time have been placed upon it; but they are mere nibblings at a great and serious national question—a question that must be dealt with in a comprehensive manner. The extension of small holdings will tend to produce that result.

The non-rating of mines, woods, and plantations were subjects of complaint, and formed one of the early subjects dealt with by the Central and Associated Chambers of Agriculture. After much pressure it was dealt with, and an Act passed in 1874; but it was so ambiguously worded that appeals were made against the rating that had long been in force. Up to that time the rates were levied upon saleable underwood only, the heavy timber not being taken into account, and land formerly under cultivation, when planted with larch or other forest trees, was not rateable. In our parish, in this, the Hereford Union, there are 1,258 acres of wood; upon appeal the rate was reduced from 954*l.* to 450*l.*, and in another parish there are 614 acres of wood which was reduced from 279*l.* to 185*l.*

An instance of plantations made in another Union on land rated at 1*l.* per acre was reduced after being planted to 3*s.* per acre. Now when it is considered that there are 39,106 acres of woods and 710 acres of plantations in the county, it can be no matter for surprise that much dissatisfaction has been expressed at the wrong inflicted. It was urged that all land should be rated at not less than the surrounding lands of a similar character and quality, whether encumbered with timber or not. The damage done to the roads by the removal of the timber for which no rates have been paid during its growth, but, on the contrary, the rateable value of the land upon which it has grown has been greatly reduced during its growth, forms a subject of great complaint.

In my evidence I submitted the average cost of the maintenance of the main roads of Herefordshire for 10 years previous to the Local Government Act coming into operation, and showed that in 1889 it was 14,926*l.*, and that their cost last year was 19,049*l.*, being an increase of 4,123*l.* Against that increase there was to be taken into account an increased mileage of 26 miles 5 furlongs at 40*l.* per mile, thus reducing the increased cost to 3,058*l.*

I have now obtained the financial returns from the highway boards for the year ending 25th March 1894, and herewith I beg to submit a comparative statement for those and the district roads for the years 1889–90, that being the first year in which the main roads came under the control of the County Council, and for the year 1893–94, the cost in each case being exclusive of salaries and miscellaneous expenses. A considerable portion of the salaries is borne by the County Council, the miscellaneous expenses falling exclusively upon the district ratepayers.

Comparative Statement.

Highway District.	1890. Main Roads.	1890. District Roads.	1894. Main Roads.	1894. District Roads.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Bredwardine	712 19 8	522 17 0	819 15 3	608 2 0
Bromyard -	2,402 13 9	2,219 11 9	2,412 0 5	2,014 8 11
Dore - -	1,307 17 10	2,275 11 11	1,575 4 7	2,505 17 7
Hereford -	2,401 12 7	2,382 15 5	2,862 12 3	2,687 1 11
Kington -	854 12 0	1,062 5 8	909 10 11	1,044 6 10
Ledbury -	2,001 0 6	2,187 9 7	2,813 2 0	2,474 15 1
Leominster -	1,153 14 8	2,019 5 2	1,681 10 1	2,225 12 2
Ross - -	2,621 17 2	2,970 9 5	3,335 17 5	3,424 17 0
Weobley -	1,130 19 11	1,693 5 8	1,469 6 4	2,055 8 1
Wigmore -	1,148 14 4	1,011 7 4	1,171 2 7	1,100 0 8
Totals -	15,736 2 5	18,344 18 11	19,050 1 10	20,140 10 3

During the period from 1890 to 1894 there were 17½ miles of district roads declared main roads, which at an average cost of 40*l.* per mile increased the total cost of main roads 700*l.*, and decreased the total cost of district roads to that amount. When that alteration is taken into account the increased cost of the maintenance of the two classes of roads shows a close approximation and confirms my statement of the increase of taxation. Yet the relief of the burden of taxation from the Exchequer, contributions which should be participated in by all ratepayers, as all contribute to the National Exchequer, and all pay alike to the county rate, differs very widely. In that respect it strikingly contrasts with the 61 urban counties. In those counties the relief obtained is participated in by all the ratepayers in an equitable manner. But counties proper being divided into several smaller areas of unequal sizes, and the relief obtained being localised, the ratepayers in one district obtain a relief far in excess of those in another, whilst those who obtain the least relief have to bear the heaviest burden for the maintenance of the district roads at the same time that they bear an equal share for the maintenance of the main roads with their more fortunately-situated neighbours. The remedy for this injustice is to be found in placing the whole of the roads on the county rate, as is now done in Ireland and in Buckinghamshire.

Seeing the injustice of the present system in 1890, when Chairman of the Roads and Bridges Committee, at considerable labour I prepared a comparative statement, setting forth the mileage in each district, and the cost of maintenance of each kind of road, the salaries paid, the incidental expenses, and total cost, together with the sources of payment for this county, which I now beg to submit to your notice.

It will be seen that there is a great difference in the proportion of mileage in the different districts; that the salaries paid for main roads vary from 1*l.* 15*s.* 1*d.* for Leominster, to 3*l.* 9*s.* 3½*d.* for Wigmore; for district roads from 11*s.* 1½*d.* for Ross, to 1*l.* 2*s.* 4½*d.* for Bramyard. That in some districts the payment from the County Council for main roads is considerably more than half the cost of the whole of the roads; in other districts it is little more than a third.

I have the honour to be,
My Lords and Gentlemen,
Your obedient Servant,
T. Duckham.

HEREFORDSHIRE COUNTY COUNCIL.

ABSTRACT of FINANCIAL STATEMENT of the HEREFORDSHIRE HIGHWAY BOARDS for the Year ending 25th March, 1890.
Obtained pursuant to resolution of the Council of 12th July, 1890 (MR. ALDERMAN T. DUCKHAM).

District.	Class of Road.	Length.	Cost of Maintenance.	Salaries. Per Year.	Salaries. Per Mile.	Incidental Expenses.	Total Expenditure.	Receipts.	Expenditure per Mile.	Rate in the £	Source of Payment.	Rateable Value of District.	Acreage of District.
		Mls. fur.	£ s. d.	£ s.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	d.		£	
Bredwardine	Main road	25 6	712 19 8	75 0	2 18 3	—	—	746 5 8	28 19 5	6d.	County Council	—	—
	District road	58 3	522 17 0	37 0	0 12 8	—	—	616 1 10	10 11 0½	4·96	District rate	—	—
	Total	84 1	1,235 16 8	112 0	—	14 10 10	1,362 7 6	1,362 7 6	—	10·96	—	29,922	20,891
Bromyard	Main road	52 6	2,402 13 9	160 0	3 1 1½	—	—	2,532 18 2	48 0 0	8·03	County Council	—	—
	District road	129 6	2,219 11 9	145 0	1 2 4½	—	—	2,435 6 6	18 15 4	7·73	District rate	—	—
	Total	182 4	4,622 5 6	305 0	—	40 19 2	4,968 4 8	4,968 4 8	—	15·76	—	75,657	59,321
Dore	Main road	37 4	1,307 17 10	70 0	1 17 4	—	—	1,314 13 9	35 0 9½	4·81	County Council	—	—
	District road	166 7	2,275 11 11	107 0	0 12 10	—	—	2,474 8 9	14 16 6	9·06	District rate	—	—
	Total	204 3	3,583 9 9	177 0	—	28 12 9	3,789 2 6	3,789 2 6	—	13·87	—	65,608	62,796
Hereford	Main road	65 3	2,401 12 7	150 0	2 5 10½	—	—	2,416 0 7	36 19 3½	4·59	County Council	—	—
	District road	200 0	2,382 15 5	200 0	1 0 0	—	—	2,756 11 11	13 15 7	5·24	District rate	—	—
	Total	265 3	4,784 8 0	350 0	—	38 4 6	5,172 12 6	5,172 12 6	—	9·83	—	126,397	63,053
Kington	Main road	29 2	854 12 0	92 0	3 2 11	—	—	801 14 5	27 7 8½	3·50	County Council	—	—
	District road	139 3	1,062 5 8	108 0	0 15 6	—	—	1,367 3 7	9 16 7½	5·96	District rate	—	—
	Total	168 5	1,916 17 8	200 0	—	52 0 4	2,168 18 0	2,168 18 0	—	9·46	—	55,000	41,765
Ledbury	Main road	43 3	2,000 0 6	136 0	2 16 2½	—	—	1,887 6 4	39 0 1½	4·73	County Council	—	—
	District road	149 6	2,187 9 7	129 10	0 17 3½	—	—	2,594 3 9	17 6 5½	6·50	District rate	—	—
	Total	198 1	4,187 10 1	265 10	—	28 10 0	4,481 10 1	4,481 10 1	—	11·23	—	95,778	45,455
Leominster	Main road	42 6	1,153 14 8	75 0	1 15 1	—	—	1,209 11 2	28 5 7	3·87	County Council	—	—
	District road	156 0	2,019 5 2	115 0	0 14 8½	—	—	2,201 8 11	14 2 2	7·05	District rate	—	—
	Total	198 6	3,172 19 10	190 0	—	48 0 3	3,411 0 1	3,411 0 1	—	10·92	—	74,903	54,152
Ross	Main road	76 7	2,621 17 2	150 0	1 19 0½	—	—	2,560 14 11	33 6 0	5·59	County Council	—	—
	District road	234 4	2,970 9 5	130 0	0 11 1½	—	—	3,341 14 0	14 4 11½	7·29	District rate	—	—
	Total	311 3	5,592 6 7	280 0	—	30 2 4	5,902 8 11	5,902 8 11	—	12·88	—	110,016	69,907
Weobley	Main road	38 5	1,130 19 11	75 0	1 19 0	—	—	1,179 9 6	30 10 5½	4·66	County Council	—	—
	District road	115 3	1,693 5 8	115 0	1 0 0	—	—	1,844 9 11	15 19 7½	7·28	District rate	—	—
	Total	154 0	2,824 5 7	190 0	—	9 13 10	3,023 19 5	3,023 19 5	—	11·94	—	60,780	42,873
Wigmore	Main road	23 2	1,148 14 4	97 0	3 9 3½	—	—	1,165 5 10	41 12 1½	7·42	County Council	—	—
	District road	94 4	1,011 7 4	84 10	0 17 10½	—	—	1,190 2 10	12 11 10	7·58	District rate	—	—
	Total	122 6	2,160 1 8	181 10	—	13 17 0	2,355 8 8	2,355 8 8	—	15·0	—	37,822	37,815
Grand Totals	Main roads	445 4	15,735 2 5	1,080 0	—	—	16,815 2 5	36,635 12 4	—	—	—	731,883	498,028
	District roads	1,444 4	18,344 18 11	1,171 1	—	304 11 0	19,820 9 11						

The Contracts for the Maintenance of Main Roads for 1889–90 were 14,811*l.*; for 1890–91 they were 15,735*l.* The money paid by Council for 1889–90 was 15,816*l.* 0*s.* 6*d.*, including Establishment Charges and Roads over and approaches to County Bridges.

Appendix A. VII.

APPENDIX VII.

TABLE 1.

(*Handed in by Mr. T. H. Elliott.* *See Question* 36,817.)

TABLE showing the AVERAGE ACREAGE, for the periods specified, of the TOTAL CULTIVATED ACREAGE, PERMANENT PASTURE, ARABLE LAND, and BARE FALLOW in England, with its Divisions, Wales, Scotland, and Great Britain.

	Average of	Total Acreage under all kinds of Crops, Bare Fallow, and Grass. 000's omitted.	Permanent Pasture. 000's omitted.	Arable Land not including Bare Fallow. 000's omitted.	Bare Fallow or uncropped Arable Land. 000's omitted.
		Acres.	Acres.	Acres.	Acres.
Div. 1. Bedford, Cambridge, Essex, Hertford, Huntingdon, Lincoln, Norfolk, Suffolk, Yorks East Riding	1871–5	6,047	1,416	4,470	161
	1876–80	6,126	1,506	4,428	192
	1881–5	6,180	1,630	4,306	244
	1886–90	6,191	1,742	4,266	183
	1891–3	6,177	1,817	4,163	197
Div. 2. Berks, Buckingham, Hants, Kent, Leicester, London, Middlesex, Northampton, Notts, Oxford, Rutland, Surrey, Sussex, Warwick	1871–5	5,692	2,313	3,239	140
	1876–80	5,769	2,472	3,112	185
	1881–5	5,824	2,736	2,896	192
	1886–90	5,833	2,936	2,767	130
	1891–3	5,821	3,067	2,623	131
Div. 3. Cornwall, Devon, Dorset, Gloucester, Hereford, Monmouth, Salop, Somerset, Wilts, Worcester	1871–5	5,985	2,815	3,035	135
	1876–80	6,168	3,101	2,923	144
	1881–5	6,323	3,443	2,745	135
	1886–90	6,393	3,638	2,673	82
	1891–3	6,404	3,769	2,574	61
Div. 4. Chester, Cumberland, Derby, Durham, Lancaster, Northumberland, Stafford, Westmorland, Yorks North R., Yorks West R.	1871–5	6,189	3,673	2,384	132
	1876–80	6,342	3,971	2,251	120
	1881–5	6,457	4,169	2,173	115
	1886–90	6,543	4,306	2,160	77
	1891–3	6,576	4,430	2,086	60
ENGLAND	1871–5	23,913	10,217	13,128	568
	1876–80	24,405	11,050	12,714	641
	1881–5	24,784	11,978	12,120	686
	1886–90	24,960	12,622	11,866	472
	1891–3	24,978	13,083	11,446	449
WALES	1871–5	2,652	1,581	1,038	33
	1876–80	2,743	1,751	965	27
	1881–5	2,801	1,859	916	26
	1886–90	2,843	1,937	890	16
	1891–3	2,868	1,998	861	9
SCOTLAND	1871–5	4,561	1,085	3,454	22
	1876–80	4,690	1,148	3,523	19
	1881–5	4,799	1,195	3,582	22
	1886–90	4,876	1,208	3,653	15
	1891–3	4,903	1,347	3,548	8
GREAT BRITAIN	1871–5	31,126	12,883	17,620	623
	1876–80	31,838	13,949	17,202	687
	1881–5	32,384	15,032	16,618	734
	1886–90	32,679	15,767	16,409	503
	1891–3	32,749	16,428	15,855	466

Appendix A. VII.

TABLE 2.

(*Handed in by Mr. T. H. Elliott. See Question* 36,854.)

TABLE showing the TOTAL ACREAGE under ALL KINDS OF CROPS, BARE FALLOW, and GRASS, for the Years 1893, 1883, and 1873; also comparative Table of the Year 1893 with the Years 1873 and 1883.

SUMMARY.

	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND	24,897,562	24,795,059	23,893,558	+ 1,004,004	+ 102,503
WALES	2,855,972	2,799,994	2,647,080	+ 208,892	+ 55,978
SCOTLAND	4,890,175	4,790,032	4,561,982	+ 328,193	+ 100,143
TOTAL FOR GREAT BRITAIN	32,643,709	32,385,085	31,102,620	+ 1,541,089	+ 258,624

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND.					
Bedford	257,203	259,927	256,471	+ 732	— 2,724
Berks	371,886	377,437	370,317	+ 1,569	— 5,551
Buckingham	401,972	407,321	399,096	+ 2,876	— 5,349
Cambridge	489,998	485,504	479,422	+ 10,576	+ 4,494
Chester	539,791	541,044	510,382	+ 29,409	— 1,253
Cornwall	602,479	575,624	515,999	+ 86,480	+ 26,855
Cumberland	580,954	577,521	541,681	+ 39,273	+ 3,433
Derby	508,847	511,603	498,674	+ 10,173	— 2,756
Devon	1,214,807	1,184,932	1,068,776	+ 146,031	+ 29,875
Dorset	490,489	490,702	467,508	+ 22,981	— 213
Durham	438,413	419,973	407,588	+ 30,825	+ 18,440
Essex	828,271	834,802	815,203	+ 13,068	— 6,531
Gloucester	656,062	656,648	642,372	+ 13,690	— 586
Hants	711,147	711,528	694,541	+ 16,606	— 381
Hereford	445,608	445,582	432,221	+ 13,387	+ 26
Hertford	338,028	339,566	334,685	+ 3,343	— 1,538
Huntingdon	210,865	211,209	208,930	+ 1,935	— 344
Kent	749,500	748,383	721,011	+ 28,489	+ 1,117
Lancaster	824,849	797,805	742,465	+ 82,384	+ 27,044
Leicester	473,399	472,951	464,551	+ 8,848	+ 448
Lincoln	1,519,103	1,508,799	1,463,382	+ 55,721	+ 10,304
London	14,927	*—	*—	14,927	14,927
Middlesex	109,165	115,386	114,285	— 5,120	— 6,221
Monmouth	244,604	243,791	226,009	+ 18,595	+ 813
Norfolk	1,081,461	1,087,270	1,060,820	+ 20,641	— 5,809
Northampton	558,839	559,536	553,509	+ 5,330	— 697
Northumberland	712,052	712,612	673,700	+ 38,352	— 560
Notts	449,772	454,217	441,681	+ 8,091	— 4,445
Oxford	416,521	417,509	411,438	+ 5,083	— 988
Rutland	87,267	86,707	84,031	+ 3,236	+ 560
Salop	719,019	712,846	688,622	+ 30,397	+ 6,173
Somerset	862,499	862,090	817,438	+ 45,061	+ 409
Stafford	602,781	604,237	585,848	+ 16,933	— 1,456
Suffolk	769,785	779,066	756,882	+ 12,903	— 9,281
Surrey	287,968	299,498	296,707	— 8,739	— 11,530
Sussex	683,169	677,783	654,405	+ 28,764	+ 5,386
Warwick	495,129	496,150	480,136	+ 14,993	— 1,021
Westmorland	249,428	249,981	238,698	+ 10,730	— 553
Wilts	758,244	756,531	736,888	+ 21,356	+ 1,713
Worcester	403,892	401,839	390,526	+ 13,366	+ 2,053
York, East Riding	668,233	678,289	664,140	+ 4,093	— 10,056
,, North Riding	864,675	848,474	815,550	+ 49,125	+ 16,201
,, West Riding	1,204,461	1,192,386	1,166,970	+ 37,491	+ 12,075
Total for England	24,897,562	24,795,059	23,893,558	+ 1,004,004	+ 102,503

* Included in the counties of Kent, Middlesex, and Surrey.

Appendix A. VII.

Table 2—*continued.*

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
WALES.					
Anglesey	150,419	147,459	142,641	+ 7,778	+ 2,960
Brecon	202,491	203,280	184,918	+ 17,573	— 789
Cardigan	271,598	279,848	265,554	+ 6,044	— 8,250
Carmarthen	441,352	436,648	415,432	+ 25,920	+ 4,704
Carnarvon	193,765	186,906	183,519	+ 10,246	+ 6,859
Denbigh	272,442	266,891	251,170	+ 21,272	+ 5,551
Flint	126,505	128,782	125,096	+ 1,409	— 2,277
Glamorgan	281,617	276,460	262,242	+ 19,375	+ 5,157
Merioneth	154,322	155,283	132,310	+ 22,012	— 961
Montgomery	276,189	256,205	248,610	+ 27,579	+ 19,984
Pembroke	316,001	305,644	288,213	+ 27,788	+ 10,357
Radnor	169,271	156,588	147,375	+ 21,896	+ 12,683
Total for Wales	2,855,972	2,799,994	2,647,080	+ 208,892	+ 55,978
SCOTLAND.					
Aberdeen	629,240	606,746	589,813	+ 39,427	+ 22,494
Argyll	132,985	122,841	112,580	+ 20,405	+ 10,144
Ayr	322,512	316,806	309,148	+ 13,364	+ 5,706
Banff	159,737	168,341	162,665	— 2,928	— 8,604
Berwick	193,381	194,898	190,545	+ 2,836	— 1,517
Bute	25,595	25,018	23,299	+ 2,296	+ 577
Caithness	109,776	106,404	101,220	+ 8,556	+ 3,372
Clackmannan	15,719	15,836	15,656	+ 63	— 117
Dumbarton	51,178	46,917	45,207	+ 5,971	+ 4,261
Dumfries	260,423	236,411	213,808	+ 46,615	+ 24,012
Edinburgh	137,878	136,541	132,659	+ 5,219	+ 1,337
Elgin, or Moray	101,596	105,743	102,407	— 811	— 4,147
Fife	257,037	250,881	242,502	+ 14,535	+ 6,156
Forfar	252,817	254,026	246,389	+ 6,428	— 1,209
Haddington	111,939	116,995	112,608	— 669	— 5,056
Inverness	150,356	130,459	119,453	+ 30,903	+ 19,897
Kincardine	120,588	120,879	119,769	+ 819	— 291
Kinross	36,192	32,020	34,766	+ 1,426	+ 4,172
Kirkcudbright	191,156	180,597	169,965	+ 21,191	+ 10,559
Lanark	256,939	250,929	242,188	+ 14,751	+ 6,010
Linlithgow	59,071	59,241	58,006	+ 1,065	— 170
Nairn	26,039	26,419	25,067	+ 972	— 380
Orkney	105,744	112,148	90,649	+ 15,095	— 6,404
Peebles	42,981	42,433	40,784	+ 2,197	+ 548
Perth	337,084	344,240	328,322	+ 8,762	— 7,156
Renfrew	94,240	95,070	89,889	+ 4,351	— 830
Ross and Cromarty	137,630	134,298	123,515	+ 14,115	+ 3,332
Roxburgh	182,475	181,856	173,130	+ 9,345	+ 619
Selkirk	30,838	23,294	22,520	+ 8,318	+ 7,544
Shetland	54,471	58,393	51,290	+ 3,181	— 3,922
Stirling	118,219	114,698	106,336	+ 11,883	+ 3,521
Sutherland	31,566	31,787	24,458	+ 7,108	— 221
Wigtown	152,773	146,867	141,369	+ 11,404	+ 5,906
Total for Scotland	4,890,175	4,790,032	4,561,982	+ 328,193	+ 100,143
Total for Great Britain	32,643,709	32,385,085	31,102,620	+ 1,541,089	+ 258,624

TOTAL CULTIVATED AREA.

1893 as compared with 1873.—Increases everywhere, except Banff, Elgin, Haddington, and those very small.

1893 as compared with 1883.—Decreases in 39 counties, but many of them small, and several more have counter-balanced by increases elsewhere.

London—Middlesex, Surrey, and Kent—comparisons disturbed.

Appendix A. VII.

TABLE 3.

(*Handed in by Mr. T. H. Elliott. See Question* 36,861.)

TABLE showing the TOTAL ACREAGE under PERMANENT PASTURE for the Years 1893, 1883, and 1873, also comparative Table of the Year 1893, with the Years 1873 and 1883.

SUMMARY.

	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND	13,128,378	12,008,679	10,237,814	+ 2,890,564	+ 1,119,699
WALES	1,998,406	1,865,406	1,581,585	+ 416,821	+ 133,000
SCOTLAND	1,365,783	1,191,288	1,096,530	+ 269,253	+ 174,495
TOTAL FOR GREAT BRITAIN	16,492,567	15,065,373	12,915,929	+ 3,576,638	+ 1,427,194

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND.					
Bedford	97,242	84,382	74,165	+ 23,077	+ 12,860
Berks	159,407	132,385	112,391	+ 47,016	+ 27,022
Buckingham	233,708	212,248	183,901	+ 49,807	+ 21,460
Cambridge	110,358	88,983	74,700	+ 35,658	+ 21,375
Chester	361,952	362,294	326,762	+ 35,190	— 342
Cornwall	243,420	215,741	149,785	+ 93,635	+ 27,679
Cumberland	331,155	326,946	283,803	+ 47,352	+ 4,209
Derby	410,926	395,257	354,691	+ 56,235	+ 15,669
Devon	632,547	558,195	411,843	+ 220,704	+ 74,352
Dorset	296,726	274,563	232,114	+ 64,612	+ 22,163
Durham	272,204	235,640	198,680	+ 73,524	+ 36,564
Essex	251,564	214,328	177,496	+ 74,068	+ 37,236
Gloucester	383,226	334,763	295,833	+ 87,393	+ 48,463
Hants	261,478	217,807	161,309	+ 100,169	+ 43,671
Hereford	284,877	265,661	226,365	+ 58,512	+ 19,216
Hertford	116,302	103,671	89,447	+ 26,855	+ 12,631
Huntingdon	81,762	64,142	58,429	+ 23,333	+ 17,620
Kent	374,920	344,767	283,722	+ 91,198	+ 30,153
Lancaster	589,559	570,246	509,750	+ 79,809	+ 19,313
Leicester	350,359	321,911	285,704	+ 64,655	+ 28,448
Lincoln	498,107	458,608	408,084	+ 90,023	+ 39,499
London	10,182	*—	*—	10,182	10,182
Middlesex	78,286	82,324	75,726	+ 2,560	— 4,038
Monmouth	194,215	178,920	140,264	+ 53,951	+ 15,295
Norfolk	290,480	264,938	225,029	+ 65,451	+ 25,542
Northampton	338,952	304,654	269,980	+ 68,972	+ 34,298
Northumberland	471,896	431,031	358,997	+ 112,899	+ 40,865
Notts	207,833	185,060	155,085	+ 52,748	+ 22,773
Oxford	183,036	153,898	134,573	+ 48,463	+ 29,138
Rutland	51,231	46,534	40,844	+ 10,387	+ 4,697
Salop	452,091	422,576	356,376	+ 95,715	+ 29,515
Somerset	651,187	614,708	522,286	+ 128,901	+ 36,479
Stafford	425,754	404,655	356,366	+ 69,388	+ 21,099
Suffolk	183,648	169,801	143,403	+ 40,245	+ 13,847
Surrey	148,439	131,470	106,115	+ 42,324	+ 16,969
Sussex	372,722	325,834	265,375	+ 107,347	+ 46,888
Warwick	323,742	289,703	237,337	+ 86,405	+ 34,039
Westmoreland	205,635	204,491	186,745	+ 18,890	+ 1,144
Wilts	415,511	369,108	306,527	+ 108,984	+ 46,403
Worcester	247,204	221,170	181,507	+ 65,697	+ 26,034
York, East Riding	203,302	186,057	164,580	+ 38,722	+ 17,245
„ North Riding	507,145	463,104	402,957	+ 104,188	+ 44,041
„ West Riding	824,088	776,105	708,768	+ 115,320	+ 47,983
Total for England	13,128,378	12,008,679	10,237,814	+ 2,890,564	+ 1,119,699

* Included in the counties of Kent, Middlesex, and Surrey.

Appendix A. VII.

TABLE 3—*continued.*

Countries.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
WALES.					
Anglesey	86,671	86,414	70,448	+ 16,223	+ 257
Brecon	150,850	143,983	112,771	+ 38,079	+ 6,867
Cardigan	163,024	156,614	145,710	+ 17,314	+ 6,410
Carmarthen	343,710	321,249	284,816	+ 58,894	+ 22,461
Carnarvon	141,458	124,784	113,522	+ 27,936	+ 16,674
Denbigh	168,502	155,348	124,046	+ 44,456	+ 13,154
Flint	76,584	72,382	59,565	+ 17,019	+ 4,202
Glamorgan	217,949	200,113	171,344	+ 46,605	+ 17,836
Merioneth	120,951	119,757	98,124	+ 22,827	+ 1,194
Montgomery	190,514	165,048	135,830	+ 54,684	+ 25,466
Pembroke	210,792	206,052	169,479	+ 41,313	+ 4,740
Radnor	127,401	113,662	95,930	+ 31,471	+ 13,739
Total for Wales	1,998,406	1,865,406	1,581,585	+ 416,821	+ 133,000
SCOTLAND.					
Aberdeen	35,839	28,002	31,476	+ 4,363	+ 7,837
Argyll	74,867	62,875	56,487	+ 18,380	+ 11,992
Ayr	151,548	135,630	143,004	+ 8,544	+ 15,918
Banff	9,983	10,158	8,646	+ 1,337	− 175
Berwick	42,284	37,995	34,324	+ 7,960	+ 4,289
Bute	8,452	9,877	8,260	+ 192	− 1,425
Caithness	25,650	24,911	22,900	+ 2,750	+ 739
Clackmannan	6,231	4,342	4,163	+ 2,068	+ 1,889
Dumbarton	22,913	18,407	17,966	+ 4,947	+ 4,506
Dumfries	105,459	89,692	74,504	+ 30,955	+ 15,767
Edinburgh	48,485	46,323	39,841	+ 8,644	+ 2,162
Elgin, or Moray	8,218	5,432	5,749	+ 2,469	+ 2,786
Fife	75,131	54,447	47,732	+ 27,399	+ 20,684
Forfar	32,170	25,688	26,933	+ 5,237	+ 6,482
Haddington	18,112	17,560	17,521	+ 591	+ 552
Inverness	62,405	40,472	34,416	+ 27,989	+ 21,933
Kincardine	12,270	7,758	7,423	+ 4,847	+ 4,512
Kinross	15,087	11,375	9,455	+ 5,632	+ 3,712
Kirkcudbright	84,470	57,479	73,123	+ 11,347	+ 26,991
Lanark	99,152	115,327	87,149	+ 12,003	− 16,175
Linlithgow	22,283	20,427	18,167	+ 4,116	+ 1,856
Nairn	3,260	2,043	2,702	+ 558	+ 1,217
Orkney	17,413	22,755	16,287	+ 1,126	− 5,342
Peebles	16,406	14,763	9,831	+ 6,575	+ 1,643
Perth	100,579	87,064	74,904	+ 25,675	+ 13,515
Renfrew	50,927	48,460	45,978	+ 4,949	+ 2,467
Ross and Cromarty	26,902	18,378	16,619	+ 10,283	+ 8,524
Roxburgh	54,267	45,281	37,993	+ 16,274	+ 8,986
Selkirk	11,505	7,720	6,786	+ 4,719	+ 3,785
Shetland	38,761	41,628	33,889	+ 4,872	− 2,867
Stirling	45,370	47,735	41,506	+ 3,864	− 2,365
Sutherland	9,019	8,384	4,277	+ 4,742	+ 635
Wigtown	30,365	22,900	36,519	− 6,154	+ 7,465
Total for Scotland	1,365,783	1,191,288	1,096,530	+ 269,253	+ 174,495
Total for Great Britain	16,492,567	15,065,373	12,915,929	+ 3,576,638	+ 1,427,194

PERMANENT PASTURE.

1893 as compared with 1873.—Increases in all counties except Wigtown.

1893 as compared with 1883.—Increases in all counties except Cheshire (342 acres), Banff (175 acres), Bute, Lanark, Orkney, Shetland, and Stirling.

Appendix A. VII.

TABLE 4.

(*Handed in by Mr. T. H. Elliott. See Question* 36,862.)

TABLE showing the TOTAL ACREAGE under ARABLE LAND (not including Bare Fallow) for the Years 1893, 1883, and 1873, also comparative Table of the Year 1893 with the Years 1873 and 1883.

SUMMARY.

	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND	11,270,757	12,055,811	13,006,370	— 1,735,613	— 785,054
WALES	849,345	907,876	1,030,765	— 181,420	— 58,531
SCOTLAND	3,516,482	3,577,822	3,443,058	+ 73,424	— 61,340
TOTAL FOR GREAT BRITAIN	15,636,584	16,541,509	17,480,193	— 1,843,609	— 904,925

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND.					
Bedford	146,881	158,753	171,405	— 24,524	— 11,872
Berks	201,471	231,554	249,611	— 48,140	— 30,083
Buckingham	158,378	181,718	205,616	— 47,238	— 23,340
Cambridge	356,043	373,801	388,101	— 32,058	— 17,758
Chester	177,456	177,507	179,346	— 1,890	— 51
Cornwall	353,676	348,452	342,114	+ 11,562	+ 5,224
Cumberland	248,689	245,812	251,367	— 2,678	+ 2,877
Derby	94,796	107,678	131,806	— 37,010	— 12,882
Devon	572,682	595,838	626,024	— 53,342	— 23,156
Dorset	189,574	209,309	227,742	— 38,168	— 19,735
Durham	155,586	164,763	182,910	— 27,324	— 9,177
Essex	516,286	563,035	591,086	— 74,800	— 46,749
Gloucester	265,138	304,039	333,551	— 68,413	— 38,901
Hants	428,415	468,137	510,826	— 82,411	— 39,722
Hereford	156,515	168,674	195,451	— 38,936	— 12,159
Hertford	204,629	218,220	230,911	— 26,282	— 13,591
Huntingdon	115,738	128,815	138,545	— 22,807	— 13,077
Kent	354,400	391,102	427,246	— 72,846	— 36,702
Lancaster	233,726	224,398	227,691	+ 6,035	+ 9,328
Leicester	116,029	134,757	165,998	— 49,969	— 18,728
Lincoln	984,965	1,001,549	1,026,170	— 41,205	— 16,584
London	4,385	*—	*—	4,385	4,385
Middlesex	29,471	32,208	37,849	— 8,378	— 2,737
Monmouth	48,925	59,619	79,281	— 30,356	— 10,694
Norfolk	775,815	807,281	827,994	— 52,179	— 31,466
Northampton	206,525	230,725	265,822	— 59,297	— 24,200
Northumberland	233,937	266,204	293,682	— 59,745	— 32,267
Notts	230,253	247,201	267,316	— 37,063	— 16,948
Oxford	225,313	252,360	271,147	— 45,834	— 27,047
Rutland	34,488	37,290	40,666	— 6,178	— 2,802
Salop	263,122	276,960	318,101	— 54,979	— 13,838
Somerset	205,674	237,820	283,056	— 77,382	— 32,146
Stafford	174,069	189,311	216,403	— 42,334	— 15,242
Suffolk	550,744	570,286	587,188	— 36,444	— 19,542
Surrey	129,125	155,092	178,753	— 49,628	— 25,967
Sussex	287,951	327,679	367,249	— 79,298	— 39,728
Warwick	162,399	183,715	226,200	— 63,801	— 21,316
Westmoreland	43,690	44,879	51,173	— 7,483	— 1,189
Wilts	331,010	368,646	413,560	— 82,550	— 37,636
Worcester	147,968	162,262	195,124	— 47,156	— 14,294
York, East Riding	448,554	467,856	475,585	— 27,031	— 19,302
„ North Riding	336,912	348,711	376,830	— 39,918	— 11,799
„ West Riding	369,354	391,795	429,874	— 60,520	— 22,441
Total for England	11,270,757	12,055,811	13,006,370	— 1,735,613	— 785,054

* Included in the Counties of Kent, Middlesex, and Surrey.

Appendix A. VII.

Table 4—*continued.*

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
WALES.					
Anglesey	63,571	60,796	71,793	– 8,222	+ 2 775
Brecon	50,494	55,521	67,989	– 17,495	– 5,027
Cardigan	107,792	120,907	117,674	– 9,882	– 13,115
Carmarthen	96,922	112,228	127,440	– 30,518	– 15,306
Carnarvon	52,180	61,622	67,606	– 15,426	– 9,442
Denbigh	103,254	109,346	122,757	– 19,503	– 6,092
Flint	49,257	54,104	61,708	– 12,451	– 4,847
Glamorgan	62,857	73,091	87,125	– 24,268	– 10,234
Merioneth	33,243	35,452	33,819	– 576	– 2,209
Montgomery	84,230	87,347	108,266	– 24,036	– 3,117
Pembroke	104,334	96,686	115,255	– 10,921	+ 7,648
Radnor	41,211	40,776	49,333	– 8,122	+ 435
Total for Wales	849,345	907,876	1,030,765	– 181,420	– 58,531
SCOTLAND.					
Aberdeen	593,162	577,742	557,261	+ 35,901	+ 15,420
Argyll	57,780	57,378	54,361	+ 3,419	+ 402
Ayr	170,898	180,642	165,777	+ 5,121	– 9,744
Banff	149,675	157,606	153,622	– 3,947	– 7,931
Berwick	151,072	156,696	155,459	– 4,387	– 5,624
Bute	17,030	15,056	14,698	+ 2,332	+ 1,974
Caithness	84,078	80,752	77,375	+ 6,703	+ 3,326
Clackmannan	9,264	11,211	11,144	– 1,880	– 1,947
Dumbarton	28,197	28,351	27,019	+ 1,178	– 154
Dumfries	154,892	146,379	139,075	+ 15,817	+ 8,513
Edinburgh	89,325	89,856	92,672	– 3,347	– 531
Elgin, or Moray	93,297	100,180	96,508	– 3,211	– 6,883
Fife	181,112	194,803	193,248	– 12,136	– 13,691
Forfar	220,590	228,104	219,133	+ 1,457	– 7,514
Haddington	93,691	98,335	94,297	– 606	– 4,644
Inverness	87,452	88,816	84,289	+ 3,163	– 1,364
Kincardine	108,303	112,877	112,082	– 3,779	– 4,574
Kinross	21,094	20,626	25,222	– 4,128	+ 468
Kirkcudbright	106,575	122,877	96,685	+ 9,890	– 16,302
Lanark	157,518	135,096	153,971	+ 3,547	+ 22,422
Linlithgow	36,633	38,269	39,316	– 2,683	– 1,636
Nairn	22,731	24,359	22,233	+ 498	– 1,628
Orkney	88,107	88,362	73,045	+ 15,062	– 255
Peebles	26,548	27,626	30,771	– 4,223	– 1,078
Perth	234,929	254,480	251,182	– 16,253	– 19,551
Renfrew	43,262	46,189	43,318	– 56	– 2,927
Ross and Cromarty	110,453	115,242	106,195	+ 4,258	– 4,789
Roxburgh	128,179	136,373	134,854	– 6,675	– 8,194
Selkirk	19,333	15,459	15,610	+ 3,723	+ 3,874
Shetland	15,188	15,819	15,490	– 302	– 631
Stirling	71,563	65,407	63,057	+ 8,506	+ 6,156
Sutherland	22,502	23,266	20,036	+ 2,466	– 764
Wigtown	122,049	123,588	104,053	+ 17,996	– 1,539
Total for Scotland	3,516,482	3,577,822	3,443,058	+ 73,424	– 61,340
Total for Great Britain	15,636,584	16,541,509	17,480,193	– 1,843,609	– 904,925

ARABLE LAND (not including Bare Fallow).

1893 as compared with 1873.—Decreases everywhere except in Cornwall, Lancashire, and in 18 Scotch counties.

1893 as compared with 1883.—Decreases everywhere except in Cornwall, Cumberland, Lancashire, Anglesey, Pembroke, and Radnor, and in nine Scotch counties.

Appendix A. VII.

TABLE 5.

(*Handed in by Mr. T. H. Elliott. See Question* 36,862.)

TABLE showing the TOTAL ACREAGE under BARE FALLOW for the Years 1893, 1883 and 1873; also comparative Table of the Year 1893 with the Years 1873 and 1883.

SUMMARY.

	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND	498,427	730,569	649,374	– 150,947	– 232,142
WALES	8,221	26,712	34,730	– 26,509	– 18,491
SCOTLAND	7,910	20,922	22,394	– 14,484	– 13,012
TOTAL FOR GREAT BRITAIN	514,558	778,203	706,498	– 191,940	– 263,645

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
ENGLAND.					
Bedford	13,080	16,792	10,901	+ 2,179	– 3,712
Berks	11,008	13,498	8,315	+ 2,693	– 2,490
Buckingham	9,886	13,355	9,579	+ 307	– 3,469
Cambridge	23,597	22,720	16,621	+ 6,976	+ 877
Chester	383	1,243	4,274	– 3,891	– 860
Cornwall	5,383	11,431	24,100	– 18,717	– 6,048
Cumberland	1,110	4,763	6,511	– 5,401	– 3,653
Derby	3,125	8,668	12,177	– 9,052	– 5,543
Devon	9,578	30,899	30,909	– 21,331	– 21,321
Dorset	4,189	6,830	7,652	– 3,463	– 2,641
Durham	10,623	19,570	25,998	– 15,375	– 8,947
Essex	60,421	57,439	46,621	+ 13,800	+ 2,982
Gloucester	7,698	17,846	12,988	– 5,290	– 10,148
Hants	21,254	25,584	22,406	– 1,152	– 4,330
Hereford	4,216	11,247	10,405	– 6,189	– 7,031
Hertford	17,097	17,675	14,327	+ 2,770	– 578
Huntingdon	13,365	18,252	11,956	+ 1,409	– 4,887
Kent	20,180	12,514	10,043	+ 10,137	+ 7,666
Lancaster	1,564	3,161	5,024	– 3,460	– 1,597
Leicester	7,011	16,283	12,849	– 5,838	– 9,272
Lincoln	36,031	48,642	29,128	+ 6,903	– 12,611
London	360	*—	*—	360	360
Middlesex	1,408	854	710	+ 698	+ 554
Monmouth	1,464	5,252	6,464	– 5,000	– 3,788
Norfolk	15,166	15,051	7,797	+ 7,369	+ 115
Northampton	13,362	24,157	17,707	– 4,345	– 10,795
Northumberland	6,219	15,377	21,021	– 14,802	– 9,158
Notts	11,686	21,956	19,280	– 7,594	– 10,270
Oxford	8,172	11,251	5,718	+ 2,454	– 3,079
Rutland	1,548	2,883	2,521	– 973	– 1,335
Salop	3,806	13,310	14,145	– 10,339	– 9,504
Somerset	5,638	9,562	12,096	– 6,458	– 3,924
Stafford	2,958	10,271	13,079	– 10,121	– 7,313
Suffolk	35,393	38,979	26,291	+ 9,102	– 3,586
Surrey	10,404	12,936	11,839	– 1,435	– 2,532
Sussex	22,496	24,270	21,781	+ 715	– 1,774
Warwick	8,988	22,732	16,599	– 7,611	– 13,744
Westmoreland	103	611	780	– 677	– 508
Wilts	11,723	18,777	16,801	– 5,078	– 7,054
Worcester	8,720	18,407	13,895	– 5,175	– 9,687
York, East Riding	16,377	24,376	23,975	– 7,598	– 7,999
,, North Riding	20,618	36,659	35,763	– 15,145	– 16,041
,, West Riding	11,019	24,486	28,328	– 17,309	– 13,467
Total for England	498,427	730,569	649,374	– 150,947	– 232,142

* Included in the counties of Kent, Middlesex, and Surrey.

Appendix A. VII.

Table 5—*continued.*

Counties.	1893.	1883.	1873.	Increase or Decrease 1893 as compared with 1873.	Increase or Decrease 1893 as compared with 1883.
WALES.					
Anglesey	177	249	400	— 223	— 72
Brecon	1,147	3,776	4,158	— 3,011	— 2,629
Cardigan	782	2,327	2,170	— 1,388	— 1,545
Carmarthen	720	3,171	3,176	— 2,456	— 2,451
Carnarvon	127	500	2,391	— 2,264	— 373
Denbigh	686	2,197	4,367	— 3,681	— 1,511
Flint	664	2,296	3,823	— 3,159	— 1,632
Glamorgan	811	3,256	3,773	— 2,962	— 2,445
Merioneth	128	74	367	— 239	+ 54
Montgomery	1,445	3,810	4,514	— 3,069	— 2,365
Pembroke	875	2,906	3,479	— 2,604	— 2,031
Radnor	659	2,150	2,112	— 1,453	— 1,491
Total for Wales	8,221	26,712	34,730	— 26,509	— 18,491
SCOTLAND.					
Aberdeen	239	1,002	1,076	— 837	— 763
Argyll	338	2,588	1,732	— 1,394	— 2,250
Ayr	66	534	367	— 301	— 468
Banff	79	577	397	— 318	— 498
Berwick	25	207	762	— 737	— 182
Bute	113	85	341	— 228	+ 28
Caithness	48	741	945	— 897	— 693
Clackmannan	224	283	349	— 125	— 59
Dumbarton	68	159	222	— 154	— 91
Dumfries	72	340	229	— 157	— 268
Edinburgh	68	362	146	— 78	— 294
Elgin, or Moray	81	131	150	— 69	— 50
Fife	794	1,631	1,522	— 728	— 837
Forfar	57	234	323	— 266	— 177
Haddington	136	1,100	790	— 654	— 964
Inverness	499	1,171	748	— 249	— 672
Kincardine	15	244	264	— 249	— 229
Kinross	11	19	89	— 78	— 8
Kirkcudbright	111	241	157	— 46	— 130
Lanark	269	506	1,068	— 799	— 237
Linlithgow	155	545	523	— 368	— 390
Nairn	48	17	132	— 84	+ 31
Orkney	224	1,031	1,317	— 1,093	— 807
Peebles	27	44	182	— 155	— 17
Perth	1,576	2,696	2,236	— 660	— 1,120
Renfrew	51	421	593	— 542	— 370
Ross and Cromarty	275	678	701	— 426	— 403
Roxburgh	29	202	283	— 254	— 173
Selkirk	—	115	124	— 124	— 115
Shetland	522	946	1,911	— 1,389	— 424
Stirling	1,286	1,556	1,773	— 487	— 270
Sutherland	45	137	145	— 100	— 92
Wigtown	359	379	797	— 438	— 20
Total for Scotland	7,910	20,922	22,394	— 14,484	— 13,012
Total for Great Britain	514,558	778,203	706,498	— 191,940	— 263,645

BARE FALLOW.

1893 as compared with 1873.—Decreases in 28 English counties, and all the Scotch and Welsh counties.
1893 as compared with 1883.—Decreases in all but 5 English, 1 Welsh, and 2 Scotch counties.

Appendix A. VII.

TABLE 6.

TABLE showing the INCREASES and DECREASES between 1893 and 1873 for the TOTAL CULTIVATED ACREAGE, PERMANENT PASTURE, ARABLE LAND, and BARE FALLOW.

(*Handed in by Mr. T. H. Elliott. See Question* 36,863.)

Increases and Decreases.

1893 and 1873.

SUMMARY.

	Total Acreage under all Kinds of Crops.	Permanent Pasture.	Arable Land (not including Bare Fallow).	Bare Fallow.
ENGLAND	+ 1,004,004	+ 2,890,564	— 1,735,613	— 150,947
WALES	+ 208,892	+ 416,821	— 181,420	— 26,509
SCOTLAND	+ 328,193	+ 269,253	+ 73,424	— 14,484
TOTAL FOR GREAT BRITAIN	+ 1,541,089	+ 3,576,638	— 1,843,609	— 191,940

Counties.	Total Acreage under all Kinds of Crops.	Permanent Pasture.	Arable Land (not including Bare Fallow).	Bare Fallow.
ENGLAND.				
Bedford	+ 732	+ 23,077	— 24,524	+ 2,179
Berks	+ 1,569	+ 47,016	— 48,140	+ 2,693
Buckingham	+ 2,876	+ 49,807	— 47,238	+ 307
Cambridge	+ 10,576	+ 35,658	— 32,058	+ 6,976
Chester	+ 29,409	+ 35,190	— 1,890	— 3,891
Cornwall	+ 86,480	+ 93,635	+ 11,562	— 18,717
Cumberland	+ 39,273	+ 47,352	— 2,678	— 5,401
Derby	+ 10,173	+ 56,235	— 37,010	— 9,052
Devon	+ 146,031	+ 220,704	— 53,342	— 21,331
Dorset	+ 22,981	+ 64,612	— 38,168	— 3,463
Durham	+ 30,825	+ 73,524	— 27,324	— 15,375
Essex	+ 13,068	+ 74,068	— 74,800	+ 13,800
Gloucester	+ 13,690	+ 87,393	— 68,413	— 5,290
Hants	+ 16,606	+ 100,169	— 82,411	— 1,152
Hereford	+ 13,387	+ 58,512	— 38,936	— 6,189
Hertford	+ 3,343	+ 26,855	— 26,282	+ 2,770
Huntingdon	+ 1,935	+ 23,333	— 22,807	+ 1,409
Kent	+ 28,489	+ 91,198	— 72,846	+ 10,137
Lancaster	+ 82,384	+ 79,809	+ 6,035	— 3,460
Leicester	+ 8,848	+ 64,655	— 49,969	— 5,838
Lincoln	+ 55,721	+ 90,023	— 41,205	+ 6,903
London	*14,927	*10,182	*4,385	*360
Middlesex	— 5,120	+ 2,560	— 8,378	+ 698
Monmouth	+ 18,595	+ 53,951	— 30,356	— 5,000
Norfolk	+ 20,641	+ 65,451	— 52,179	+ 7,369
Northampton	+ 5,330	+ 68,972	— 59,297	— 4,345
Northumberland	+ 38,352	+ 112,899	— 59,745	— 14,802
Notts	+ 8,091	+ 52,748	— 37,063	— 7,594
Oxford	+ 5,083	+ 48,463	— 45,834	+ 2,454
Rutland	+ 3,236	+ 10,387	— 6,178	— 973
Salop	+ 30,397	+ 95,715	— 54,979	— 10,339
Somerset	+ 45,061	+ 128,901	— 77,382	— 6,458
Stafford	+ 16,933	+ 69,388	— 42,334	— 10,121
Suffolk	+ 12,903	+ 40,245	— 36,444	+ 9,102
Surrey	— 8,739	+ 42,324	— 49,628	— 1,435
Sussex	+ 28,764	+ 107,347	— 79,298	+ 715
Warwick	+ 14,993	+ 86,405	— 63,801	— 7,611
Westmorland	+ 10,730	+ 18,890	— 7,483	— 677
Wilts	+ 21,356	+ 108,984	— 82,550	— 5,078
Worcester	+ 13,366	+ 65,697	— 47,156	— 5,175
York, East Riding	+ 4,093	+ 38,722	— 27,031	— 7,598
„ North Riding	+ 49,125	+ 104,188	— 39,918	— 15,145
„ West Riding	+ 37,491	+ 115,320	— 60,520	— 17,309
Total for England	+ 1,004,004	+ 2,890,564	— 1,735,613	— 150,947

* This is the total Acreage, as London was, prior to 1893, included in the counties of Kent, Middlesex, and Surrey.

Appendix A. VII.

Table No. 6—*continued.*

Counties.	Total Acreage under all Kinds of Crops.	Permanent Pasture.	Arable Land (not including Bare Fallow).	Bare Fallow.
WALES.				
Anglesey	+ 7,778	+ 16,223	− 8,222	− 223
Brecon	+ 17,573	+ 38,079	− 17,495	− 3,011
Cardigan	+ 6,044	+ 17,314	− 9,882	− 1,388
Carmarthen	+ 25,920	+ 58,894	− 30,518	− 2,456
Carnarvon	+ 10,246	+ 27,936	− 15,426	− 2,264
Denbigh	+ 21,272	+ 44,456	− 19,503	− 3,681
Flint	+ 1,409	+ 17,019	− 12,451	− 3,159
Glamorgan	+ 19,375	+ 46,605	− 24,268	− 2,962
Merioneth	+ 22,012	+ 22,827	− 576	− 239
Montgomery	+ 27,579	+ 54,684	− 24,036	− 3,069
Pembroke	+ 27,788	+ 41,313	− 10,921	− 2,604
Radnor	+ 21,896	+ 31,471	− 8,122	− 1,453
Total for Wales	+ 208,892	+ 416,821	− 181,420	− 26,509
SCOTLAND.				
Aberdeen	+ 39,427	+ 4,363	+ 35,901	− 837
Argyll	+ 20,405	+ 18,380	+ 3,419	− 1,394
Ayr	+ 13,364	+ 8,544	+ 5,121	− 301
Banff	− 2,928	+ 1,337	− 3,947	− 318
Berwick	+ 2,836	+ 7,960	− 4,387	− 737
Bute	+ 2,296	+ 192	+ 2,332	− 228
Caithness	+ 8,556	+ 2,750	+ 6,703	− 897
Clackmannan	+ 63	+ 2,068	− 1,880	− 125
Dumbarton	+ 5,971	+ 4,947	+ 1,178	− 154
Dumfries	+ 46,615	+ 30,955	+ 15,817	− 157
Edinburgh	+ 5,219	+ 8,644	− 3,347	− 78
Elgin, or Moray	− 811	+ 2,469	− 3,211	− 69
Fife	+ 14,535	+ 27,399	− 12,136	− 728
Forfar	+ 6,428	+ 5,237	+ 1,457	− 266
Haddington	− 669	+ 591	− 606	− 654
Inverness	+ 30,903	+ 27,989	+ 3,163	− 249
Kincardine	+ 819	+ 4,847	− 3,779	− 249
Kinross	+ 1,426	+ 5,632	− 4,128	− 78
Kirkcudbright	+ 21,191	+ 11,347	+ 9,890	− 46
Lanark	+ 14,751	+ 12,003	+ 3,547	− 799
Linlithgow	+ 1,065	+ 4,116	− 2,683	− 368
Nairn	+ 972	+ 558	+ 498	− 84
Orkney	+ 15,095	+ 1,126	+ 15,062	− 1,093
Peebles	+ 2,197	+ 6,575	− 4,223	− 155
Perth	+ 8,762	+ 25,675	− 16,253	− 660
Renfrew	+ 4,351	+ 4,949	− 56	− 542
Ross and Cromarty	+ 14,115	+ 10,283	+ 4,258	− 426
Roxburgh	+ 9,345	+ 16,274	− 6,675	− 254
Selkirk	+ 8,318	+ 4,719	+ 3,723	− 124
Shetland	+ 3,181	+ 4,872	− 302	− 1,389
Stirling	+ 11,883	+ 3,864	+ 8,506	− 487
Sutherland	+ 7,108	+ 4,742	+ 2,466	− 100
Wigtown	+ 11,404	− 6,154	+ 17,996	− 438
Total for Scotland	+ 328,193	+ 269,253	+ 73,424	− 14,484
Total for Great Britain	+ 1,541,089	+ 3,576,638	− 1,843,609	− 191,940

TABLE 7.

Appendix A. VII.

(Handed in by Mr. T. H. Elliott. See Question 36,863.)

TABLE showing the INCREASES and DECREASES between 1893 and 1883 for the TOTAL CULTIVATED ACREAGE, PERMANENT PASTURE, ARABLE LAND and BARE FALLOW.

1893–1883.

SUMMARY.

	Total Acreage under all Kinds of Crops.	Permanent Pasture.	Arable Land (not including Bare Fallow).	Bare Fallow.
ENGLAND	+ 102,503	+ 1,119,699	— 785,054	— 232,142
WALES	+ 55,978	+ 133,000	— 58,531	— 18,491
SCOTLAND	+ 100,143	+ 174,495	— 61,340	— 13,012
TOTAL FOR GREAT BRITAIN	+ 258,624	+ 1,427,194	— 904,925	— 263,645

Counties.	Total Acreage under all Kinds of Crops.	Permanent Pasture.	Arable Land (not including Bare Fallow).	Bare Fallow.
ENGLAND.				
Bedford	— 2,724	+ 12,860	— 11,872	— 3,712
Berks	— 5,551	+ 27,022	— 30,083	— 2,490
Buckingham	— 5,349	+ 21,460	— 23,340	— 3,469
Cambridge	+ 4,494	+ 21,375	— 17,758	+ 877
Chester	— 1,253	— 342	— 51	— 860
Cornwall	+ 26,855	+ 27,679	+ 5,224	— 6,048
Cumberland	+ 3,433	+ 4,209	+ 2,877	— 3,653
Derby	— 2,756	+ 15,669	— 12,882	— 5,543
Devon	+ 29,875	+ 74,352	— 23,156	— 21,321
Dorset	— 213	+ 22,163	— 19,735	— 2,641
Durham	+ 18,440	+ 36,564	— 9,177	— 8,947
Essex	— 6,531	+ 37,236	— 46,749	+ 2,982
Gloucester	— 586	+ 48,463	— 38,901	— 10,148
Hants	— 381	+ 43,671	— 39,722	— 4,330
Hereford	+ 26	+ 19,216	— 12,159	— 7,031
Hertford	— 1,538	+ 12,631	— 13,591	— 578
Huntingdon	— 344	+ 17,620	— 13,077	— 4,887
Kent	+ 1,117	+ 30,153	— 36,702	+ 7,666
Lancaster	+ 27,044	+ 19,313	+ 9,328	— 1,597
Leicester	+ 448	+ 28,448	— 18,728	— 9,272
Lincoln	+ 10,304	+ 39,499	— 16,584	— 12,611
London	*14,927	*10,182	*4,385	*360
Middlesex	— 6,221	— 4,038	— 2,737	+ 554
Monmouth	+ 813	+ 15,295	— 10,694	— 3,788
Norfolk	— 5,809	+ 25,542	— 31,466	+ 115
Northampton	— 697	+ 34,298	— 24,200	— 10,795
Northamberland	— 560	+ 40,865	— 32,267	— 9,158
Notts	— 4,445	+ 22,773	— 16,948	— 10,270
Oxford	— 988	+ 29,138	— 27,047	— 3,079
Rutland	+ 560	+ 4,697	— 2,802	— 1,335
Salop	+ 6,173	+ 29,515	— 13,838	— 9,504
Somerset	+ 409	+ 36,479	— 32,146	— 3,924
Stafford	— 1,456	+ 21,099	— 15,242	— 7,313
Suffolk	— 9,281	+ 13,847	— 19,542	— 3,586
Surrey	— 11,530	+ 16,969	— 25,967	— 2,532
Sussex	+ 5,386	+ 46,888	— 39,728	— 1,774
Warwick	— 1,021	+ 34,039	— 21,316	— 13,744
Westmoreland	— 555	+ 1,144	— 1,189	— 508
Wilts	+ 1,713	+ 46,403	— 37,636	— 7,054
Worcester	+ 2,053	+ 26,034	— 14,294	— 9,687
York, East Riding	— 10,056	+ 17,245	— 19,302	— 7,999
„ North Riding	+ 16,201	+ 44,041	— 11,799	— 16,041
„ West Riding	+ 12,075	+ 47,983	— 22,441	— 13,467
Total for England	+ 102,503	+ 1,119,699	— 785,054	— 232,142

* This is the total Acreage, as London was, prior to 1893, included in the counties of Kent, Middlesex, and Surrey.

Appendix A. VII.

Table 7—*continued.*

Counties.	Total Acreage under all Kinds of Crops.	Permanent Pasture.	Arable Land (not including Bare Fallow).	Bare Fallow.
WALES.				
Anglesey	+ 2,960	+ 257	+ 2,775	— 72
Brecon	— 789	+ 6,867	— 5,027	— 2,629
Cardigan	— 8,250	+ 6,410	— 13,115	— 1,545
Carmarthen	+ 4,704	+ 22,461	— 15,306	— 2,451
Carnarvon	+ 6,859	+ 16,674	— 9,442	— 373
Denbigh	+ 5,551	+ 13,154	— 6,092	— 1,511
Flint	— 2,277	+ 4,202	— 4,847	— 1,632
Glamorgan	+ 5,157	+ 17,836	— 10,234	— 2,445
Merioneth	— 961	+ 1,194	— 2,209	+ 54
Montgomery	+ 19,984	+ 25,466	— 3,117	— 2,365
Pembroke	+ 10,357	+ 4,740	+ 7,648	— 2,031
Radnor	+ 12,683	+ 13,739	+ 435	— 1,491
Total for Wales	+ 55,978	+ 133,000	— 58,531	— 18,491
SCOTLAND.				
Aberdeen	+ 22,494	+ 7,837	+ 15,420	— 763
Argyll	+ 10,144	+ 11,992	+ 401	— 2,250
Ayr	+ 5,706	+ 15,918	— 9,744	— 468
Banff	— 8,604	— 175	— 7,931	— 498
Berwick	— 1,517	+ 4,289	— 5,624	— 182
Bute	+ 577	— 1,425	+ 1,974	+ 28
Caithness	+ 3,372	+ 739	+ 3,326	— 693
Clackmannan	— 117	+ 1,889	— 1,947	— 59
Dumbarton	+ 4,261	+ 4,506	— 154	— 91
Dumfries	+ 24,012	+ 15,767	+ 8,513	— 268
Edinburgh	+ 1,337	+ 2,162	— 531	— 294
Elgin, or Moray	— 4,147	+ 2,786	— 6,883	— 50
Fife	+ 6,156	+ 20,684	— 13,691	— 837
Forfar	— 1,209	+ 6,482	— 7,514	— 177
Haddington	— 5,056	+ 552	— 4,644	— 964
Inverness	+ 19,897	+ 21,933	— 1,364	— 672
Kincardine	— 291	+ 4,512	— 4,574	— 229
Kinross	+ 4,172	+ 3,712	+ 468	— 8
Kirkcudbright	+ 10,559	+ 26,991	— 16,302	— 130
Lanark	+ 6,010	— 16,175	+ 22,422	— 237
Linlithgow	— 170	+ 1,856	— 1,636	— 390
Nairn	— 380	+ 1,217	— 1,628	+ 31
Orkney	— 6,404	— 5,342	— 255	— 807
Peebles	+ 548	+ 1,643	— 1,078	— 17
Perth	— 7,156	+ 13,515	— 19,551	— 1,120
Renfrew	— 830	+ 2,467	— 2,927	— 370
Ross and Cromarty	+ 3,332	+ 8,524	— 4,789	— 403
Roxburgh	+ 619	+ 8,986	— 8,194	— 173
Selkirk	+ 7,544	+ 3,785	+ 3,874	— 115
Shetland	— 3,922	— 2,867	— 631	— 424
Stirling	+ 3,521	— 2,365	+ 6,156	— 270
Sutherland	— 221	+ 635	— 764	— 92
Wigtown	+ 5,906	+ 7,465	— 1,539	— 20
Total for Scotland	+ 100,143	+ 174,495	— 61,340	— 13,012
Total for Great Britain	+ 258,624	+ 1,427,194	— 904,925	— 263,645

TABLE 8.

(Handed in by Mr. T. H. Elliott. See Question 36,909.)

TABLE showing the Average Number of Horses, Cattle, Sheep, and Pigs, for the periods specified, in England, Wales, Scotland, and Great Britain in thousands (000's omitted).

	Average of.	Horses.	Horses used solely for Agriculture.	Cattle.	Sheep.	Pigs.
		No.	No.	No.	No.	No.
England	1871–5	989	737	4,054	18,718	2,100
	1876–80	1,082	765	4,076	18,074	1,927
	1881–5	1,086	772	4,325	15,833	2,066
	1886–90	1,095	764	4,543	16,265	2,063
	1891–3	1,162	796	4,861	17,558	2,028
Wales	1871–5	121	69	632	2,911	219
	1876–80	132	72	632	2,850	208
	1881–5	139	73	668	2,598	218
	1886–90	141	74	691	2,781	232
	1891–3	149	79	751	3,178	223
Scotland	1871–5	178	137	1,127	7,161	166
	1876–80	192	140	1,102	6,981	139
	1881–5	189	143	1,117	6,883	149
	1886–90	190	142	1,139	6,882	147
	1891–3	199	146	1,221	7,513	129
Great Britain	1871–5	1,288	943	5,813	28,790	2,485
	1876–80	1,406	977	5,810	27,905	2,274
	1881–5	1,414	988	6,110	25,314	2,433
	1886–90	1,426	980	6,373	25,928	2,442
	1891–3	1,510	1,021	6,833	28,249	2,380

TABLE 9.

(Handed in by Mr. T. H. Elliott. See Question 36,909.)

ENGLAND.

TABLE showing the Average, for period specified, of Arable Land and Horses used solely for Agriculture, in Grazing and Corn Counties respectively.

Average of	Grazing Counties.				Corn Counties.			
	Arable Land.	Per cent. of Total Arable Land.	Horses used solely for Agriculture.	Horses per 100 Acres of Arable Land.	Arable Land.	Per cent. of Total Arable Land.	Horses used solely for Agriculture.	Horses per 100 Acres of Arable Land.
	Acres.	Per cent.	No.	Per cent.	Acres.	Per cent.	No.	Per cent.
1871–5	5,864,946	42·8	351,350	6	7,830,491	57·2	385,847	5
1876–80	5,606,495	42·0	367,495	7	7,748,001	58·0	397,184	5
1881–5	5,318,314	41·5	372,280	7	7,487,160	58·5	399,751	5
1886–90	5,126,756	41·6	372,735	7	7,211,406	58·4	391,194	5
1891–3	4,905,030	41·2	392,079	8	6,989,851	58·8	404,151	6

Appendix A. VII.

TABLE 10.

(*Handed in by Mr. T. H. Elliott. See Question* 36,910.)

TABLE showing the Average Acreage of Hops, for the periods specified, in each county in England.

Counties.	1871–5.	1876–80.	1881–5.	1886–90.	1891–3.
ENGLAND.	Acres.	Acres.	Acres.	Acres.	Acres.
Bedford	2	—	—	—	—
Berks	16	14	13	11	10
Buckingham	1	1	—	—	—
Cambridge	9	—	—	—	—
Chester	1	—	—	—	—
Cornwall	—	—	—	—	—
Cumberland	—	—	—	—	—
Derby	1	—	—	—	—
Devon	4	1	—	—	—
Dorset	5	—	—	—	—
Durham	—	—	—	—	—
Essex	64	37	10	—	—
Gloucester	27	34	24	7	32
Hants	2,843	3,090	3,095	2,979	2,773
Hereford	6,001	5,924	6,349	6,548	6,812
Hertford	3	3	3	1	—
Huntingdon	—	—	—	1	—
Kent	39,670	44,743	42,830	37,884	34,380
Lancaster	—	—	—	—	—
Leicester	—	1	—	—	—
Lincoln	19	6	2	—	—
London	—	—	—	—	—
Middlesex	—	—	—	—	—
Monmouth	4	—	2	—	—
Norfolk	2	—	—	—	—
Northampton	—	5	—	—	—
Northumberland	2	—	—	—	—
Notts	55	40	30	18	9
Oxford	3	—	—	—	—
Rutland	—	—	—	—	—
Salop	93	92	100	101	117
Somerset	—	—	—	—	—
Stafford	1	—	—	—	—
Suffolk	107	72	62	36	20
Surrey	2,214	2,307	2,478	2,216	1,913
Sussex	10,289	10,522	10,008	8,119	7,200
Warwick	8	—	—	—	—
Westmorland	—	—	—	—	—
Wilts	—	1	—	—	—
Worcester	2,577	2,587	2,825	2,881	3,389
Yorks, East Riding	15	—	2	—	—
„ North „	2	—	—	—	—
„ West „	1	—	—	—	—
Total	64,039	69,480	67,833	60,802	56,655

APPENDIX A. VII. (*a*).

MEMORANDUM ON THE DEVELOPMENT OF AGRICULTURAL EDUCATION IN GREAT BRITAIN BETWEEN 1888 and 1894.

(*Handed in by Mr. T. H. Elliott. See Question* 38,187.)

At the commencement of the year 1888, when the Departmental Commission on Agricultural and Dairy Schools made their final report, the only institutions in Great Britain known to be providing general agricultural education were the Royal Agricultural College, Cirencester; the Agricultural College, Downton; the Colonial Training College, Hollesley Bay; and the Agricultural School, Aspatria. A Chair of Agriculture existed at the University of Edinburgh, and there was a lectureship, on a very small scale, under the Fordyce Trust in connexion with the University of Aberdeen.

A Dairy School, where butter and cheesemaking were practically taught, had been in existence for a short time in Cheshire, and certain associations in the south-west of Scotland were providing peripatetic instruction in cheesemaking; while classes in agricultural chemistry, of a more or less elementary character, were held at the Glasgow Technical College. A few middle-class schools sent up lads to compete for the Royal Agricultural Society's junior scholarship, and one solitary individual was engaged in giving lectures to certain farmers' clubs in the north of England.

In addition to the experimental work of the two leading agricultural societies in England and Scotland, at Woburn and Pumpherston, a few agricultural associations in England and a local association in Aberdeenshire were conducting stations of field experiment or demonstration.

The Science and Art Department had, since 1875, made grants in respect of the subject termed "Principles of Agriculture," and, since 1879, had appointed a professor thereof, at the (then) Normal School of Science at South Kensington, where one short and one long course was held every year, the former lasting three weeks in summer and the latter for about four months in winter.

The extreme paucity of the arrangements for the provision of agricultural education which the foregoing state of affairs disclosed, and the fact that the institutions engaged in giving higher training were mostly of a semi-private character, left the Agricultural Department of the Privy Council a comparatively free hand in the administration of a grant of 5,000*l.*, which was placed at its disposal after the report of Sir R. Paget's Departmental Commission in 1888–89.

1888–89.

The sum of 2,930*l.* was expended by the Agricultural Department during the financial year 1888–89 under the following heads:—

England and Wales.

	£
Dairy schools and classes (fixed and travelling)	650
Agricultural lectures (courses)	140
Agricultural schools	325
Collegiate centre (Bangor)	200
Field experiments	315
	£1,630

Scotland.

	£
Dairy schools and classes	375
Agricultural classes at universities and colleges	850
Field experiments	75
	£1,300

The principal effect of the grant during the year 1888–89 was to bring into existence in England and Wales two fixed dairy schools in addition to the one previously mentioned in Chester, and to establish migratory dairy classes in connexion with two societies. Further, to enable an agricultural department to be added to an already existing institution of a high-class scientific character in the shape of the University College at Bangor.

In Scotland a fixed dairy school was formed at Kilmarnock, the bulk of the other Scotch grants for the year being allocated to existing institutions for work not initiated during the year.

1889–90.

In 1889–90 the Board of Agriculture, which then took over the work of the Agricultural Department of the Privy Council, distributed 4,585*l.* in grants in Great Britain, as follows:—

England and Wales.

	£
Dairy schools and classes	1,300
Agricultural schools	425
Collegiate centre (Bangor)	400
Field experiments	485
	£2,610

Scotland.

	£
Dairy schools and classes	500
Agricultural classes at universities and colleges	1,200
Forestry lectures	100
Field experiments	175
	£1,975

There was during 1889–90 nothing of note to chronicle as regards the actual formation of any new institution, although a project was on foot for the formation of an agricultural department to the Yorkshire College.

1890–91.

The policy hitherto pursued as to the distribution of grants had been of a tentative character, and in the year under consideration no change was made in it, owing largely to the fact that the passing of the Local Taxation (Custom and Excise) Act, 1890, had called into action a new series of agencies independently engaged in developing agricultural education, and, for the most part, on lines distinct from the work of the Board.

Grants amounting to 4,840*l.* were made during the year as follows:—

England and Wales.

	£
Dairy schools and classes	1,270
Agricultural schools	500
Collegiate centres (2)	550
Field experiments	510
	£2,830

Scotland.

	£
Dairy schools and classes	535
Agricultural classes at universities and colleges	1,050
Forestry lectures	100
Field experiments	325
	£2,010

It will be noted that a second university college, viz., the Yorkshire College at Leeds, which had recently an agricultural department, received aid during this year. In the annual report of the Board it was remarked that "a separate class of institutions must be "recognised. In these the grant awarded by the "Board of Agriculture, instead of being allotted to a "specific branch of training, is applied towards the "general outlay of a provincial centre providing "throughout a large district all forms of agricultural "teaching, including the training of teachers,"—*i.e.*, elementary school teachers who desire to have some instruction in agricultural subjects with a view of conducting classes and earning grants—"local lectures,

Appendix A. VII. (*a*).

"dairy schools, and experimental fields of demonstration."

This concentration of work was believed to possess certain advantages, both economic and administrative, as compared with the isolated work of small local bodies, or even as compared with schemes limited to the area of particular counties.

In this connexion the following passages may be quoted from the report made by one of the Board's inspectors as to the Bangor scheme, which has formed the type on which other centres have since been organised:—

"Speaking generally, it may be said that sufficient "experience has been gained to feel assured that the "plan of concentration works well, and is one which "is capable of imitation. Under no present existing "system is such a complete variety of subjects placed "at the immediate disposal of all classes connected "with farming at such a comparatively small extra cost.

"The quality of the instruction thus offered to "farmers is of an unusually high nature, since the "initiative is taken by a body of specialists skilled in "almost every branch of science.

"Moreover, under this system, the different classes "of instruction, at present carried on in various other "parts of the country in an unsystematised and disconnected manner, are here made mutually dependent, "while bearing, severally and collectively, direct "relationship to the college.

"The dairy schools may be classed as the representatives of the purely technical type of instruction "and are fed by the dairy lectures. In time these "schools may develop themselves and become more of "the nature of farm schools, in their turn fed by the "outside lectures on agriculture and the sciences allied "thereto. Again, the farm school may add horticulture to its general technical curriculum, and also "forestry.

"Furthermore, experimental stations for demonstration already exist, and these often serve the purpose "of texts for lectures to farmers and others; it is "possible to develop these stations still more, and to "connect them more closely with the technical school.

"Eventually it might be possible to have in each "district the technical school, fully equipped at all "points, existing as already said at the farmer's own "door, capable of acting as a continual source of information and instruction for him, his sons, and his "servants, and also for the local schoolmasters, but "dependent for its origin and its maintenance on a "body consisting of men whose lives are devoted to "the pursuit of education in its most scientific and its "highest aspects.

"It cannot be ignored that the key to the whole of "this Bangor system is the Board of Agriculture grant. "By means of it the college authorities can approach "landowners and county councils, and prove to them "that they have ample security that the money they "give the college will be well spent, because the whole "system has Government approval, and is under "Government inspection; without that the system "could not be the success which it is.

"It has been shown, however, that a most complete "system of agricultural education can be organised by "this college; one which will not only fulfil its own "proper duties, but form a type on the lines of which "it may be feasible to organise systematic agricultural "education throughout the Kingdom.

"It certainly has this merit, apart from the intrinsic "value of the instruction given, that under it local "effort is called out to its utmost extent, but is at "the same time systematised, while the Imperial "authority is called upon for the minimum amount of "funds which can be demanded by any organised "system of agricultural education."

1891–92.

In 1891–92, the system of aiding institutions of a collegiate character was pursued still further.

From information which the Board had received it was apparent that county councils were mostly inclined to expend their funds on instruction of the type of local lectures, demonstrations, dairy teaching, and special classes, some of it conducted as "extension" work, resting on, and drawing its scientific aid from, the pivot of a fully equipped agricultural department of a provincial college.

In consequence of this, and in view of the advantages of limiting, wherever practicable, the duplication of outlay from public funds and of machinery for agricultural instruction, inseparable from the existence of the varied authorities and bodies, local and central, which have at different dates and under different and independent conditions accepted responsibility for agricultural teaching, it became the aim of the Board to allot its larger grants to institutions whose sphere and operation partook more or less of a central character. Although it has not been in all instances feasible to discontinue grants previously made, purely local institutions have been warned of the necessity of adapting their future arrangements to the newer system, whereby, except in special instances, the county authorities are now to be regarded as the holders of the educational funds proper for such work, which has been provided under the Local Taxation (Customs and Excise) Act of 1890.

In this year (1891–92) the Parliamentary grant was increased from 5,000*l.* to 8,000*l.* The amount allotted in grants reached a total of 6,705*l.*, and was expended as follows:—

England and Wales.

	£
Dairy schools and classes	1,300
Agricultural schools	400
Collegiate centres (4)	2,000
Field experiments	310
	£4,010

Scotland.

	£
Dairy schools and classes	635
Agricultural classes at universities and colleges	735
Forestry lectures	100
Collegiate centre	400
Field experiments	325
	£2,195

Special experiments in connexion with potato disease and research into matters connected with cheese-making absorbed sums amounting to 400*l.*

The new collegiate centres in England and Wales were the Durham College of Science at Newcastle and the University College at Aberystwyth, while the Glasgow Technical College, which had hitherto been reckoned as only conducting classes in agriculture, had now been so far organised as regards work for surrounding local authorities that it could be recognised in some respects as a collegiate centre.

1892–93.

The amount expended in grants by the Board in 1892–93 reached a total of 7,425*l.*, and was expended as follows:—

England and Wales.

	£
Dairy schools	850
Agricultural schools	350
Collegiate centres (5)	3,000
Field experiments	300
	£4,500

Scotland.

	£
Dairy schools	400
Agricultural classes at universities, &c.	700
Forestry lectures	100
Collegiate centre (1)	600
Field experiments	375
	£2,175

Special classes:—

	£
Potato disease experiments and cheese research	350
Classes for instruction of dairy teachers	250
Class for instruction of working foresters and gardeners	150
	£750

The new collegiate centre in this year was the University of Cambridge, which, although not at present undertaking all the duties of a "centre," as ordinarily understood, nevertheless occupied such a position as to render it impossible to classify the work under any other head.

As regards the collegiate centre system, it had become increasingly apparent that in the direction of

inspection of the agricultural work of county councils, where such councils desire to place their work under the advice of the Board, and in the employment of the grants of the central authority in the more complete equipment of provincial centres of agricultural instruction, would be found the most useful application of the direct Parliamentary grants for agricultural teaching. By the aid of such institutions the work of county councils, in whose hands ample funds are available, has been materially facilitated, the colleges already established offering exceptional opportunities for the training of teachers in science subjects bearing on the practice of agriculture, and for the provision of higher instruction for students coming from the local and secondary schools aided by county scholarships or otherwise. These collegiate institutions have also proved valuable agencies for advising county councils on technical educational questions, and convenient centres of organisation for the effective and systematic conduct of extension work, such as could rarely be provided with equal economy in the limited areas of single counties.

1893–94.

In 1893–94 the Board stated that they had been "confirmed by further experience in their estimate of "the value of establishing fully-equipped agricultural "departments in collegiate institutions capable of "aiding the work of distinct groups of local authorities "charged with the provision of technical education. "By this means at the several centres selected, a "sufficient and well-qualified staff of instructors is "provided for thoroughly training students who desire "to pursue a consecutive study of the sciences "governing agricultural practice, while the same "educational machinery is available for utilising to "the best advantage the local expenditure of the con-"siderable sums which are now being devoted by "county councils, on a more general and extended "scale, to more elementary forms of agricultural "instruction."

The grants in this year amounted to 7,450*l.*, of which 350*l.* was expended in the reproduction of the records of the Rothamsted experiments.

The grants were allocated as follows:—

England and Wales.

	£
Dairy schools	600
Collegiate centres (7)	3,850
Field experiments	150
	£4,600

Scotland.

	£
Dairy schools	250
Agricultural classes at universities	650
Forestry lectures	100
Collegiate centres	600
Field experiments	325
	£1,925

Special classes:—

	£
Cheese and cider making, research	250
Class for dairy teachers	175
Class for working foresters	150
	£575

The new centres in England and Wales receiving grants were the University College, Nottingham, and the University Extension College, Reading, where agricultural departments were being organised.

1894–95.

During the current financial year, the precise amount which will be expended on grants has not yet been definitely decided, but there is no probability that it will differ very materially from the past year, although the amount allocated to collegiate centres must tend in the direction of increase. It is estimated that these institutions will absorb some 5,500*l.* out of the total amount available for grants.

In view of the extent to which the grants made by the Board have been concentrated upon the collegiate centres, it may be well to state in general terms what is expected of these institutions, although it is well understood that at the present time the ideal cannot be fully attained. At the outset, it cannot be too plainly insisted upon that agriculture is an art and not a science; that, logically speaking, there are no principles of *agriculture*, and no simple concrete science bearing that name. The principles involved in a correct understanding of the practice are those of a vast number of definite sciences, and it is primarily in the knowledge acquired by the study of these, whether in their elementary and more general form, or in their deeper aspects, according to the needs not only of the individual, but of the class to which he belongs; and, secondarily, in the mental growth which such study of necessity involves, that we find the complement to the keen observation of, and appreciation for, those minute and varying details of practice which have always distinguished the English farmer, all of which, when made mutually dependent as regards the teaching, go to form what is really comprised under the wide term "agricultural education." It was this view of the many sided character of the subject which led the Board to appreciate the assistance which institutions of the character of university colleges, having specialists skilled in almost every branch of science, might render to the cause of agricultural education, and hence the policy of the Board has been, wherever feasible, to throw on these centres the work of organising the subject throughout the areas over which they exerted influence. The work itself may, broadly speaking, be said to consist of the following heads:—

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(1.) The technical training of those teachers, mostly belonging to elementary schools, who are capable of giving instruction to lads in evening schools and classes.

(2.) The provision of experts for giving instruction in particular branches of practice, such as dairying, horticulture, poultry-keeping, and the like, and in the proper and necessary supervision of the instruction which such experts give.

(3.) The provision of instruction to actual farmers in those matters of a semi-scientific semi-practical character, which are now usually classified under the head of extension lectures, and which comprise such subjects as the economic use of artificial fertilizers and feeding stuffs; the injurious insects, and other pests affecting farm crops, and methods of their prevention or cure; the hygiene of the farm and the treatment of stock in health or disease.

(4.) The conduct of stations of field demonstration and experiment, whereby farmers are shown on their own farms the action of different manures, and are taught, by means of lectures, how to discriminate between them, and to choose and purchase those which are calculated to give the best return to the crops for which they are intended.

(5.) The provision at the college centre of such courses of scientific instruction as are likely to be of use to the sons of farmers in the district, at a cost within the reach of the class for which they are intended.

(6.) The provision of means for personal intercourse between the head of the agricultural department of the local college and his staff and the farmers in the neighbourhood, so that the college may become *the* place to which the agriculturists of the district will naturally turn for information and assistance in every matter of a scientific character bearing in any way upon their practical work.

(7.) The provision in each locality, for the benefit of the local authorities, of a body of scientific experts whose services may be available, both for instruction and for consultation, at a cost much below that which each council would have to pay if it were to attempt to set up an institution of similar character in its own area.

The foregoing is a broad statement of the proper work of a collegiate centre, but, as previously stated, it must not be supposed that the centres now brought into existence through the action of the Board of Agriculture are able at present to fully carry out all these functions; many of them are, however, in a fair way to do so, and the rest is merely a question of time and of the necessary financial support.

The following is a list of the collegiate institutions at present aided by the Board, with observations as to their respective spheres of work:—

(1.) The Durham College of Science at *Newcastle* is working for Northumberland and Durham, and probably Cumberland. It should also cover Westmorland.

(2.) The Yorkshire College at *Leeds* is working for the three Ridings of Yorkshire.

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(3.) The University College at *Nottingham* is working for Nottinghamshire alone, but will shortly be doing work for Derbyshire and Leicestershire, and should include Lincolnshire, Rutland, and Northamptonshire.

(4.) The Cambridge and Counties Agricultural Education Committee at *Cambridge*, though supported financially by surrounding counties, is at present confined to Cambridge itself, but members of the staff do work for the counties round, and when a proper head of the department is appointed there is every reason to believe that Cambridge will act as a centre for all the eastern counties, viz.: Cambridgeshire, the Isle of Ely, Hunts, Beds, Herts, Essex, East and West Suffolk, and Norfolk.

(5.) The University Extension College at *Reading* is at present working for Berkshire, Oxfordshire, and Hampshire, and may ultimately be expected to do the same for Wiltshire, Bucks, and Middlesex, and possibly Dorset, and the Isle of Wight.

In Wales:

(6.) The University College of North Wales at *Bangor* is engaged in working for Anglesey, Carnarvon, Denbigh, Flint, and part of Montgomeryshire.

(7.) The University College of Wales at *Aberystwyth* is engaged in working for Cardigan, Merioneth, part of Montgomeryshire, Radnor, Brecon, Carmarthen, and Pembroke.

In addition to the foregoing, the newly started college at Wye, which will come under the Board's inspection during the year, is acting in much the same capacity for Surrey and Kent as do university colleges in other parts.

It thus appears that the only counties in England and Wales not yet actually or theoretically provided for under the Board's central system, are:—

(*a.*) Lancashire and Cheshire, both of which are well provided for by their respective county councils. Lancashire, with the large funds at its disposal, is really creating for its own area those institutions (including a collegiate centre) which, in other parts, are acting for groups of counties. Cheshire, so far as dairy farming, in which it is mainly interested, is concerned, is doing much the same, though it uses the college at Bangor for the purposes of a complete two years' course for a certain number of pupils.

(*b.*) The group of counties comprising the west Midlands, viz.: Staffordshire, Salop, Warwick, Worcester, Hereford, and Gloucester. These might well be served by Mason College, Birmingham.

(*c.*) Glamorgan and Monmouth, which might ultimately be served by the Cardiff College;

(*d.*) Somerset, Devon, and Cornwall, which might be served by the new Extension College at Exeter were it to form an agricultural department.

(*e.*) Sussex.

In Scotland the centre system is not nearly so well advanced as in England and Wales, and it is not yet certain if it will answer for that country so well as in England. At present the Glasgow College does work for some of the south-western counties, but the work is not very clearly defined, nor are the relations between the counties and the college so close as they are as a rule in England and Wales. In Edinburgh, under very influential auspices, a scheme for the organisation of a fully-equipped agriculture centre in connexion with the university, which should consolidate several permanent teaching agencies, is being gradually elaborated, and a beginning in the same direction has been attempted at Aberdeen.

It is clear that if the "centre system" of organised agricultural instruction now set up, and which has made such rapid development, is not to be altogether checked, further funds for its support must be forthcoming, but the amount need not be large since the grant which each centre will require from Imperial sources may, for some years to come, be fairly limited to 1,000*l.* a year, and already three or four centres are getting nearly that amount, viz., 800*l.* a year.

A brief survey of the work which, in a general way, it is known that county councils are doing may be of service to the Commission.

The instruction given may be roughly divided into that which is intended for the young and that intended more for adults. Taking the last class first, the principal subjects in which instruction is given are—(*a.*) *Dairying* (including practical Buttermaking and sometimes Cheesemaking), *Horticulture*, *Poultry-keeping*, *Manual Instruction* (Ploughing, Hedging, Stacking, &c.), all of which may be generally classified as practical instruction in processes of agriculture; (*b.*) Evening lectures in matters relating to farm life and practice; (*c.*) Demonstrations in the open field in matters relating to the economical manuring of land.

As regards the young, the instruction comprises the training of elementary school teachers in technical subjects, and aid given to evening classes in continuation schools and science classes; and also aid given to middle-class schools.

It will thus be seen that the counties have taken up the *actual aiding* of the class of work which the Board originally subsidised prior to the Act of 1890, the supervision of which, and the initiation to which, being, as previously shown, in many instances obtained from the collegiate centres.

It is interesting to note that dairying is taught by 47 out of the 49 county councils in England (the two exceptions being London and Middlesex) and by all 13 in Wales. In Scotland it appears to be taught in about 18 out of 33 administrative counties. This work is ordinarily carried out by means of a "travelling dairy school," where courses, usually of 10 days, are given in the improved methods of buttermaking. Cheesemaking in one or more of its many varieties frequently forms a subject of instruction, and is usually given either at farm houses or at a fixed school. The necessity for these latter schools, where longer courses can be given, is becoming strikingly apparent. Apart from the two schools which the Board have from their commencement supported, viz., the Eastern Counties Dairy Institute and the British Dairy Institute, the Cheese School of the Bath and West of England Society, the funds for the maintenance of which are now derived from the Somerset County Council, and the Dairy School in Cheshire, which the county council took over some years ago, fixed schools have either been formed or are projected by County Councils in Lancashire, Warwickshire, Gloucestershire, Leicestershire, (with Nottinghamshire and Derbyshire), Northumberland with Cumberland, together with a semi-permanent school in Essex. In Wales, too, out of the three fixed schools originally formed by the Bangor College, two have practically been taken over by county councils, and form part of their regular organisation.

The next matter which most engages the attention of English county councils is Horticulture, a very large proportion of the councils giving instruction in connexion with this subject, mostly by means of lectures, and occasionally by demonstrations on allotment or other gardens. Nothing of the kind is, apparently, carried on in either Wales or Scotland.

Other matters of practical interest, such as poultry-keeping, bee-keeping, farriery, &c., form subjects of instruction in many counties; while in a few, manual instruction in processes of agriculture is carried on.

Evening lectures are given in many counties, mostly in connexion with collegiate centres. This class of work seems most popular in Yorkshire and other parts of the north of England.

Demonstrations are conducted in connexion with some 20 counties in England and Wales, almost always by means of a collegiate centre. These and the lectures accompanying them are, we consider, most valuable means of instruction, and should be more largely adopted than is now the case.

The training of elementary school teachers is, or has been, carried out, for their respective counties at all centres aided by the Board, and by some counties apart from centres, the precise form which the training of rural teachers may best take is a subject now engaging attention, although there are signs that for the present the demand for this class of work has in many districts been largely met.

Evening classes of one kind and another are aided by probably every county in England, and the improvement of these agencies of instruction, with a view to make them of still more direct benefit to the farming community, is a matter well deserving consideration.

In this connexion it is to be remarked that the recent Codes of the Education Department have brought into greater prominence the imparting of some forms of agricultural instruction in rural elementary schools, and have given facilities for dairy instruction by properly certificated teachers, while a syllabus revised in consultation with the Board has been suggested for general agricultural instruction in the evening continuation schools.

APPENDIX VIII.

Appendix A. VIII.

(*Handed in by Lord Farrer.* See *Question* 38,296.)

FURNISHED by LOCAL GOVERNMENT BOARD. RETURN of PAUPERISM since 1849.

Mean Numbers of Paupers of all Classes (In-door and Out-door) in England and Wales for each of the 46 Parochial Years ended at Lady-Day 1894.

Year ended Lady-Day.	Mean Number of In-door Paupers.	Ratio per 1,000 of estimated Population.	Mean Number of Out-door Paupers.	Ratio per 1,000 of estimated Population.	Mean Number of In-door and Out-door Paupers.	Ratio per 1,000 of estimated Population.
1849	133,513	7·7	955,146	55·0	1,088,659	62·7
1850	123,004	7·0	885,696	50·4	1,008,700	57·4
1851	114,367	6·5	826,948	46·5	941,315	53·0
1852	111,323	6·2	804,352	44·7	915,675	50·9
1853	110,148	6·0	776,214	42·7	886,362	48·7
1854	111,635	6·1	752,982	40·9	864,617	47·0
1855	121,400	6·5	776,286	41·7	897,686	48·2
1856	124,879	6·6	792,205	42·1	917,084	48·7
1857	122,854	6·5	762,165	40·0	885,010	46·5
1858	122,613	6·4	786,273	40·8	908,886	47·2
1859	121,232	6·2	744,214	38·2	865,446	44·4
1860	113,507	6·8	731,126	37·1	844,633	42·9
1861	125,866	6·3	758,055	38·1	883,921	44·4
1862	132,236	6·6	784,906	39·0	917,142	45·6
1863	136,907	6·7	942,475	46·3	1,079,382	53·0
1864	133,761	6·5	881,217	42·7	1,014,978	49·2
1865	131,312	6·3	820,586	39·3	951,899	45·6
1866	132,776	6·3	783,376	37·0	916,152	43·3
1867	137,310	6·4	794,236	37·1	931,546	43·5
1868	150,040	6·9	842,600	38·9	992,640	45·8
1869	157,740	7·2	860,400	39·2	1,018,140	46.4
1870	156,800	7·1	876,000	39·4	1,032,800	46·5
1871	156,430	7·0	880,930	39·1	1,037,360	46·1
1872	149,200	6·6	828,000	36·3	977,200	42·9
1873	144,338	6·3	739,350	32·0	883,688	38·3
1874	143,707	6·1	683,739	29·2	827,446	35·3
1875	146,800	6·2	654,114	27·6	800,914	33·8
1876	143,084	6·0	606,392	25·2	749,476	31·1
1877	149,611	6·1	570,338	23·4	719,949	29 5
1878	159,219	6·4	569,870	23·1	729,089	29·5
1879	166,852	6·7	598,603	23·9	765,455	30·6
1880	180,817	7·1	627,213	24·7	808,030	31·8
1881	183,872	7·2	607,065	23·6	790,937	30·8
1882	183,374	7·1	604,915	23·2	788,289	30·3
1883	182,932	6·9	599,490	22·8	782,422	29·7
1884	180,846	6·8	585,068	22·0	765,914	28·8
1885	183,820	6·8	585,118	21·8	768,938	28·6
1886	186,190	6·8	596,522	21·9	780,712	28·7
1887	188,414	6·8	607,622	22·1	796,036	28·9
1888	192,084	6·9	608,400	21·9	800,484	28·8
1889	192,105	6·8	603,512	21·5	795,617	28·3
1890	187,921	6·6	587,296	20·7	775,217	27·3
1891	185,838	6·5	573,892	19·9	759,730	26·4
1892	186,607	6·4	558,150	19·2	744,757	25·6
1893	192,512	6·5	566,264	19·3	758,776	25·8
1894	205,338	6·9	582,595	19·6	787,933	26·5

Appendix A. IX.

APPENDIX IX.

(*Handed in by Lord Farrer.* See *Question* 38,297.)

SALARIES.

INCOME TAX.—SCHEDULE E.

Gross Assessments and Average Income per head for three years 1870–1873 *and* 1890–1893.

	1870–1.	1871–2.	1872–3.	1890–1.	1891–2.	1892–3.
	£	£	£	£	£	£
Gross Assessment, U.K. - -	26,863,250	27,772,886	29,538,564	47,707,161	49,455,949	51,583,406
Deduct Travelling Expenses - -	*275,000	*280,000	*285,000	725,409	740,097	752,701
	26,588,250	27,492,886	29,253,564	46,981,752	48,715,852	50,830,705
No. of persons assessed - - -	145,926	155,376	163,215	231,326	245,017	246,789
Average Income per head - -	182·2	176·9	179·2	203·0	198·8	205·9

* Estimated sums, there being no actual record of these allowances prior to 1874–5.

Appendix A. X.

APPENDIX X.

(*Handed in by Lord Farrer.* See *Question* 38,310.)

INDEX NUMBERS of PRICES of WHOLESALE ARTICLES and of WAGES in the UNITED STATES from 1860 to 1891, taken from the Report of Professor Falkner, Statistician to the United States, appended to the Report of the Committee of the Senate on Wholesale Prices, on Wages, and on Transportation, dated 3rd March 1893. Tables 24, p. 93; 30, p. 100; 42, p. 176; 45, p. 180.

Year.	All Articles simply averaged in Currency.	All Articles simply averaged in Gold.	All Wages simply averaged in Currency.	All Wages simply averaged in Gold.	
1860	100·0	100·0	100·0	100·0	NOTE.—In the original table the figures are carried back to 1840; and both prices and wages are averaged in various ways so as to bring out more clearly the relative importance of different items. I have adopted the simple average column for the sake of clearness. The other methods of averaging give approximately similar results. F.
1861	100·6	100·6	100·8	100·8	
1862	117·8	114·9	102·9	100·4	
1863	148·6	102·4	110·5	76·2	
1864	190·5	122·5	125·6	80·8	
1865	216·8	100·3	143·1	66·2	
1866	191·0	136·3	152·4	108·8	
1867	172·2	127·9	157·6	117·1	
1868	160·5	115·9	159·2	114·9	
1869	153·5	113·2	162·0	119·5	
1870	142·3	117·3	162·2	133·7	
1871	136·0	122·9	163·6	147·8	
1872	138·8	127·2	166·0	152·2	
1873	137·5	122·0	167·1	148·3	
1874	133·0	119·4	161·5	145·0	
1875	127·6	113·4	158·4	140·8	

Year.	All Articles simply averaged in Currency.	All Articles simply averaged in Gold.	All Wages simply averaged in Currency.	All Wages simply averaged in Gold.	
1876	118·2	104·8	152·5	135·2	NOTE.—In the original table the figures are carried back to 1840; and both prices and wages are averaged in various ways so as to bring out more clearly the relative importance of different items. I have adopted the simple average column for the sake of clearness. The other methods of averaging give approximately similar results. F.
1877	110·9	104·4	104·9	136·4	
1878	101·3	99·9	142·5	140·5	
1879	96·6	96·6	139·9	139·9	
1880	106·9	106·9	141·5	141·5	
1881	105·7	105·7	146·5	146·5	
1882	108·5	108.5	149·9	149·9	
1883	106·0	106·0	152·7	152·7	
1884	99·4	99·4	152·7	152·7	
1885	93·0	93·0	150·7	150·7	
1886	91·9	91·9	150·9	150·9	
1887	92·6	92·6	153·7	153·7	
1888	94·2	94·2	155·4	155·4	
1889	94·2	94·2	156·7	156·7	
1890	92·3	92·3	158·9	158·9	
1891	92·2	92·2	160·7	160·7	

APPENDIX XI.

(*Handed in by Lord Farrer.* See *Question* 38,363.)

PRODUCTION OF GOLD AND SILVER IN THE WORLD SINCE THE DISCOVERY OF AMERICA.—Extracted from the last Report of the Director of the United States Mint.—Table XXIII., p. 274.

(*From* 1493 *to* 1885 *is from a table of averages for certain periods compiled by Dr. Adolph Soetbeer. For the years* 1886 *to* 1893 *the production is the annual estimate of the Bureau of the Mint.*)

Note.—The dollars have been converted into £'s sterling at the rate of $4·867 to the £ sterling.

Periods.	Gold.					Silver.				Per-centage of Production.			
	Annual Average for the Period.		—	Total for the Period.*		Annual Average for the Period.		Total for the Period.		By Weight.		By Value.	
	Fine Ounces.	Value.	Annual Average Value. By Decades.	Fine Ounces.	Value.	Fine Ounces.	Coining Value.†	Fine Ounces.	Coining Value.†	Gold.	Silver.	Gold.	Silver.
		£			£								
1493 } 1520 }	186,470	792,003	—	5,221,160	22,176,084	1,511,050		42,309,400		11	89		
1521 } 1544 }	230,194	977,715	—	5,524,656	23,465,174	2,899,930		69,598,320		7·4	92·6		
1545 } 1560 }	273,596	1,162,061	—	4,377,544	18,592,973	10,017,940		160,287,040		2·7	97·3		
1561 } 1580 }	219,906	934,014	—	4,398,120	18,680,296	9,628,925		192,578,500		2·2	97·8		
1581 } 1600 }	237,267	1,007,756	—	4,745,340	20,155,126	13,467,635		269,352,700		1·7	98·3		
1601 } 1620 }	273,918	1,163,427	—	5,478,360	23,268,543	13,596,235		271,924,700		2	98		
1621 } 1640 }	266,845	1,132,388	—	5,336,900	22,667,762	12,654,240		253,084,800		2·1	97·9		
1641 } 1660 }	281,955	1,197,565	—	5,639,110	23,951,305	11,776,545		235,530,600		2·3	97·7		
1661 } 1680 }	297,709	1,264,475	—	5,954,180	25,289,501	10,834,550		216,691,000		2·7	97·3		
1681 } 1700 }	346,095	1,469,981	—	6,921,895	29,399,630	10,992,085		219,841,700		3·1	96·9		
1701 } 1720 }	412,163	1,750,595	—	8,243,260	35,011,917	11,432,540		228,680,800		3·5	96·5		
1721 } 1740 }	613,422	2,605,414	—	12,268,440	52,108,280	13,863,080		277,261,600		4·2	95·8		
1741 } 1760 }	791,211	3,360,550	—	15,824,230	67,211,013	17,140,612		342,812,235		4·4	95·6		
1761 } 1780 }	665,666	2,827,316	—	13,313,315	56,546,332	20,985,591		419,711,820		3·1	96·9		
1781 } 1800 }	571,948	2,429,258	—	11,438,970	48,585,165	28,261,779		565,235,580		2	98		
1801 } 1810 }	571,563	2,427,614	2,427,614	5,715,627	24,276,145	28,746,922		287,469,225		1·9	98·1		
1811 } 1820 }	367,957	1,562,831	1,562,813	3,679,568	15,628,313	17,385,755		173,857,555		2·1	97·9		
1821 } 1830 }	457,044	1,941,216	1,941,216	4,570,444	19,412,163	14,807,004		148,070,040		3	97		
1831 } 1840 }	652,291	2,770,515	2,770,515	6,522,913	27,705,157	19,175,867		191,758,675		3·3	96·7		
1841 } 1850 }	1,760,502	7,477,460	7,477,460	17,605,018	74,774,604	15,090,342		250,903,422		6·6	93·4		
1851 } 1855 }	6,410,324	27,226,875	27,388,145	32,051,621	136,134,374	28,488,597		142,442,986		18·4	81·6		
1856 } 1860 }	6,486,262	27,549,414		32,431,312	137,747,072	29,095,423		145,477,142		18·2	81·8		
1861 } 1865 }	5,949,582	25,269,940	25,950,585	29,747,913	126,349,702	35,401,972		177,009,862		14·4	85·6		
1866 } 1870 }	6,270,086	26,631,231		31,350,430	133,156,154	43,051,583		215,257,914		12·7	87·3		
1871 } 1875 }	5,591,024	23,746,990	23,645,243	27,955,068	118,734,950	63,317,014		316,585,069		8·1	91·9		
1876 } 1880 }	5,543,110	23,543,497		27,715,550	117,717,485	78,775,602		393,878,009		6·6	93·4		

Appendix A. XI.

Periods.	Gold. Annual Average for the Period. Fine Ounces.	Gold. Annual Average for the Period. Value.	Gold. Annual Average Value. By Decades.	Gold. Total for the Period.* Fine Ounces.	Gold. Total for the Period.* Value.	Silver. Annual Average for the Period. Fine Ounces.	Silver. Annual Average for the Period. Coining Value.†	Silver. Total for the Period. Fine Ounces.	Silver. Total for the Period. Coining Value.†	Per-centage of Production. By Weight. Gold.	By Weight. Silver.	By Value. Gold.	By Value. Silver.
		£			£								
1881 } 1885 }	4,794,755	20,364,989		23,973,773	101,824,943	92,003,944		460,019,722		5	95		
1886	5,127,750	21,779,330		5,127,750	21,779,330	93,276,000		93,276,000		5·2	94·8		
1887	5,116,865	21,733,100	21,777,111	5,116,865	21,733,100	96,124,000		96,124,000		5	95		
1888	5,330,780	22,641,668		5,330,780	22,641,668	108,827,000		108,827,000		4·6	95·4		
1889	5,973,780	25,372,714		5,973,780	25,372,714	120,214,000		120,214,000		4·7	95·3		
1890	5,749,320	24,419,355		5,749,320	24,419,355	129,605,000		126,095,000		4·3	95·7		
1891	6,320.195	26,844,052	(3 years) 29,619,2¼	6,320,195	26,844,052	137,171,000		137,171,000		4·4	95·6		
1892	7,077,165	30,059,174		7,077,165	30,059,174	152,940,000		152,940,000		4·4	95·6		
1893	7,523,387	31,954,387		7,523,377	31,954,387	161,162,000		161,162,000		4·4	95·6		
				406,283,949	1,725,373,943			7,663,409,716		5	95		

* From 1493 to 1800, or 307 years, the aggregate supply of gold amounted to - - £487,109,101
„ 1800 to 1840, or 40 „ „ „ „ - - 87,021,778
„ 1840 to 1870, or 30 „ „ „ „ - - 608,161,906
„ 1870 to 1893, or 23 „ „ „ „ - - 543,081,158
£1,725,373,943

† In Mr. Preston's returns he gives the *coining* value of Silver in United States dollars. I have not converted these values into Sterling on account of the differences; especially in later years, between the United States coining value of silver and the market value. But Mr. Preston's figures can easily be converted and added in the two columns left blank above if it is thought desirable.

FARRER.

Appendix A. XII.

APPENDIX XII.

(*Handed in by Lord Farrer.* See *Question* 38,396.)

EXTRACT from the REPORT of the DIRECTOR of the UNITED STATES MINT, 1894, pp. 54 to 63.

NOTE.—Where the commercial value in dollars is given it has been converted into £'s sterling, and the conversion added.

The World's Production of Gold and Silver in 1892 *and* 1893.

In Part II. of this report a detailed account of the output of gold and silver of the principal foreign precious metal-producing countries of the world in 1892 and 1893 will be found. It has been necessary, for reasons stated in the papers in the second part, to modify materially the figures of the gold or silver output of certain countries in 1892, as estimated in this bureau's report on the production of gold and silver in that year. The new estimate of the silver output of the United States in 1892 has been referred to already, and the reasons for making it set forth. The principal changes in the estimate of the yield of the precious metals in foreign countries in 1892 are these: In the estimate of the gold product of Africa the output of the West Coast $1,011,924 (£207,915), calculated from the gold exports of that region to Great Britain, has been added to that of the South African Republic $23,220,108 (£4,670,928) giving a total African product of gold in 1892 of $24,232,032, (£4,978,843) representing 36,461 kilograms fine, against 44,096 fine, of the value of $29,305,755, (£6,021,322), in 1893; China, which was dropped by the former Director of the Mint (Mr. E. O. Leach) from the list of gold-producing countries in 1892, has been restored to it in the present report, for reasons explained in the paper on that country, in Part II., its gold output in that year being estimated as equal to the sum of the exports of gold bullion from the Empire to India and Great Britain, viz., 12,678 kilogrammes, of the value of $8,426,038 (£1,731,259). Germany, which had also been dropped from the list of gold-producing countries by Mr. E. O. Leech in 1892, is likewise restored to it, having had, according to official returns, a gold output from its own mines in that year of 3,142.2 kilograms, of the value of $2,087,642 (£428,938); the figures of the silver product of Germany in 1892 have, in accordance with official returns, been raised from 184,818 kilograms, of the coining value of 8,815,600. The estimate of the silver product of Mexico in 1892 has been lowered from 1,419,634 kilograms fine, of the coining value of $59,000,000 as estimated by Mr. Leech, to 1,228,994 kilograms, of the coining value of $51,077,000, officially reported to this bureau by the Mexican authorities. These are the principal modifications made in the present report of this bureau's estimate of the world's production of gold and silver in 1892.

According to the corrected figures the production of the precious metals in the world in 1892 was: gold, 220,133 kilograms, of the value of $146,297,600 (£30,059,092); and silver, 4,757,955 kilograms fine, of the commercial value of $133,822,600 (£27,495,911), and the coining value of $197,740,700, showing an increase over 1891 of a gold output of 23,547 kilograms, or 756,953 ounces, of the value of $15,647,600 (£3,215,040), and an increase in the silver output of 490,575 kilograms, or 15,769,200 fine ounces, of the commercial value ($0.875) of $13,798,000 (£2,835,011), and the coining value of $20,388,400.

The world's production of gold in 1893 was 234,000 kilograms, or 7,523,352 ounces, fine, of the value of $155,521,700 (£31,954,325), against 220,133 kilograms, or 7,077,146 ounces, fine, of the value of $146,297,600 (£30,059,092), in 1892, an increase in weight of 13,873 kilograms, or 446,216 fine ounces, of the value of $9,224,100 (£1,895,233), in 1893.

The world's output of silver in 1893 was, approximately, 5,013,740 kilograms, or 161,162,000 fine ounces, of the commercial value of $125,706,400 (£25,828,313), and the coining value of $208,371,100, as compared with the silver product in 1892 of 4,757,955 kilograms, or 152,940,100 ounces, fine, of the commercial value of $133,822,600 (£27,495,911), and the coining value of

$197,940,700, an increase in 1893 of 255,785 kilograms, or 8,221,900 ounces, fine, of the commercial value ($0.78) of $6,413,100 (£1,317,670), and the coining value of $10,630,400.

Russia is the only gold-producing country of any importance from which no returns had been received for 1893 when this report went to press.

The countries whose gold product shows an increase in 1893 over that of 1892 are:—

Countries.	Increase in Value.
United States	£607,150 $2,955,000
Australasia	£314,280 $1,529,600
Mexico	£36,182 $176,100
Sweden	£719 $3,500
Italy	£5,260 $25,600
Dominion of Canada	£4,027 $19,600
British Guiana	£34,621 $168,500
Africa	£1,042,490 $5,073,800
British India	£101,767 $495,300
Total	£2,146,496 $10,447,000

The countries whose product of gold in 1893 shows a decrease, as compared with 1892, are —

Countries.	Decrease in Value.
Germany	£120,957 $588,700
Great Britain	£1,829 $8,900
Colombia	£119,006 $579,200
Japan	£5,691 $27,700
Korea	£3,780 $18,400
Total decrease in 1893	£251,263 $1,222,900
Total net increase	£1,895,233 $9,224,100

The countries whose silver product shows an increase in 1893 over that of 1892 are:—

Countries.	Increase in Value.
Australasia	£1,876,166 $9,131,300
Mexico	£1,290,446 $6,280,600
Sweden	£37,723 $183,600
Great Britain	£22,334 $108,700
Colombia	£99,404 $483,800
Japan	£25,560 $124,400
Total increase, 1893	£3,351,633 $16,312,400

The countries whose output of silver in 1893 shows a decrease, as compared with that of 1892, are:—

Countries.	Decrease in Value
United States	£929,792 $4,525,300
Germany	£118,245 $575,500
Italy	£93,672 $455,900
Dominion of Canada	£25,745 $125,300
Total decrease in 1893	£1,167,454 $5,682,000
Total net increase	£2,184,179 $10,630,400

The following table shows the production of the precious metals in the world for the calendar years 1873 to 1893:—

Production of Gold and Silver in the world for the Calendar Years 1873–1892.

Calendar Years.	Gold.	Silver.		
		Fine Ounces (Troy).	Commercial Value.	Coining Value.
				$
1873	£19,765,769 $96,200,000	63,267,000	£16,872,817 $82,120,000	81,800,000
1874	£18,645,983 $90,750,000	55,300,000	£14,520,855 $70,673,000	71,500,000
1875	£20,032,874 $97,500,000	62,262,000	£15,939,593 $77,578,000	80,500,000
1876	£21,306,759 $103,700,000	67,753,000	£16,092,459 $78,322,000	87,600,000
1877	£23,423,053 $114,000,000	62,648,000	£15,459,215 $75,240,000	81,000,000
1878	£24,450,380 $119,000,000	73,476,000	£17,391,412 $84,644,000	95,000,000
1879	£22,395,726 $109,000,000	74,250,000	£17,132,322 $83,383,000	96,000,000
1880	£21,882,062 $106,500,000	74,791,000	£17,595,233 $85,636,000	96,700,000
1881	£21,162,934 $103,000,000	78,890,000	£18,446,065 $89,777,000	102,000,000
1882	£20,957,468 $102,000,000	86,470,000	£20,182,864 $98,230,000	111,800,000
1883	£19,601,397 $95,400,000	89,177,000	£20,338,196 $98,986,000	115,300,000
1884	£20,895,828 $101,700,000	81,597,000	£18,659,749 $90,817,000	105,500,000
1885	£22,190,261 $108,400,000	91,652,000	£20,046,924 $97,564,000	118,500,000
1886	£21,779,330 $106,000,000	93,276,000	£19,061,434 $92,772,000	120,600,000
1887	£21,733,100 $105,775,000	96,124,000	£19,320,115 $94,031,000	124,281,000
1888	£22,641,668 $110,197,000	108,827,000	£21,015,615 $102,283,000	140,706,000
1889	£25,372,714 $123,489,000	120,214,000	£23,094,308 $112,400,000	155,428,000
1890	£24,419,355 $118,849,000	126,095,000	£27,203,616 $132,400,000	163,032,000
1891	£26,844,052 $130,650,000	137,171,000	£27,854,695 $135,525,000	177,352,000
1892	£30,059,174 $146,298,000	152,940,000	£27,495,993 $133,823,000	197,741,000
1893	£31,954,387 $155,322,000	161,162,000	£25,828,231 $125,706,000	208,371,000

In Part II. of this report will be found separate papers on the gold and silver product of the various foreign countries. The Director has, in all instances, endeavoured to state the sources of his information on the output of the precious metals, and to use the exact language of the authority cited in order that the degree of credibility to be attached to such authority might be duly measured.

The United States in 1893 shared to the extent of 23·11 per cent. in the total gold production of the

Appendix A. XII.

world. The world's output of gold in 1893 was the largest in history, amounting as it did to 234,006 kilograms, of the value, in round numbers, of $155,522,000 (£31,954,387).

The highest previous yield of gold was in the period 1856–1860, when the production reached an average weight per annum, according to Dr. Soetbeer, of 201,750 kilograms fine, and an average yearly value of 562,900,000 marks, or $133,970,000 (£27,526,197).

The output of gold, therefore, in 1893 was 16·08 per cent. greater than the annual average of the period of the greatest productiveness of the Californian and Australian gold mines.

A still more notable fact, and one which will be a matter of surprise to the world of finance, as attention is now for the first time called to it, is, that the value of the gold product of the world in 1893 was only 8·77 per cent. less than the average aggregate value of the gold and silver product of the world in 1861–1865. Dr. Soetbeer estimates the value of the average total output of gold and silver in the world in 1861–1865 at 715,634,000 marks, or $170,473,383 (£35,026,379). The value of the world's production of gold in 1893 alone was, as remarked above, in round numbers $155,522,000, (£31,954,387), or ($1=4·1979222 marks) 652,869,000 marks, a difference of 62,765,000 marks, or $14,951,400 (£3,071,992). In other words, the value of the yield of the gold mines of the world in 1893 was only $14,951,400 (£3,071,992) less than the value of the average yield of both the gold and silver mines of the world in 1861–1865.

The average value of both the gold and silver product of the world for the period of eight years, 1866–73, which just preceded the beginning of the depreciation of silver, was 801,093,000 marks, or $190,831,000 (£39,209,164), a difference between the value of the average total of the gold and silver production of these years and that of the gold product of 1893 alone of only $35,309,000 (£7,254,777). If the production of gold in 1894 exceeds that of 1893 by 22·7 per cent., it will reach in value the world's production of both metals ($190,831,000) (£39,209,164) 20 years ago. This is a most momentous fact, and one which must have much influence on the monetary policy of all civilised States n the future.

The great probability is that the value of the world's output of gold in 1894 will equal that of both metals in the years 1861–65, and in 1895 or 1896 that of the years immediately preceding the beginning of the depreciation of silver, *i.e.*, the average of 1866–73 inclusive. It may be predicted with certainty that it will be greater in 1897 than such average.

Of the $14,951,400 (£3,071,995) of gold needed to bring the value of the yield of the gold mines of the world in 1894 up to that of the world's average output of both gold and silver in 1861–65, it is even now demonstrable that South Africa alone will furnish at least $8,574,235 (£1,761,061), leaving an excess of only $7,361,915 (£1,512,819) to be supplied by other countries.

The production of the Witwatersrandt during the first four months of 1894 was:—

	Ounces.
January	149,814
February	151,870
March	165,372
April	168,745
Total	635,801

The total of the Witwatersrandt for the whole year will, in all probability, be three times this amount, *i.e.*, over 1,907,403 ounces.

If 200,000 ounces for the rest of South Africa be added to the above sum, the total gold output of the Transvaal in 1894 would amount to 2,107,403 ounces of the value of $36,920,436 (£7,585,871), an increase over the value of the gold product of South Africa in 1893 of $8,626,605 (£1,772,469), or of 30·49 per cent.

Should the gold product of the other countries of the world increase in 1894 over that of 1893 in the same ratio as that of 1893 did over that of 1892, viz., by $4,150,000 (£852,681), or 3·288 per cent., the production of the world in 1894 would amount to $168,299,000 (£34,572,618).

Again, should South Africa's product in 1895 increase in only the same proportion over its estimated output for 1892, viz., 30·49 per cent., or $11,257,041 (£2,312,924) (the yield of the West Coast continuing stationary at that of 1892, $1,011,924 (£207,914)), and the product of the rest of the world in the same ratio as in 1893, the total gold production of the world would in 1895 increase over that of 1894 by $15,543,500 (£3,193,651), and reach the figure of $183,842,000 (£37,713,166), leaving a difference in the value of the estimated production of gold a year and a half hence, and the value of the production of both gold and silver in 1866–1873 of a little less than $7,000,000 (£1,438,257).

From what has been said it is plain that in 1894 the value of the output of gold alone will very nearly equal that of the yield of the world's mines of both gold and silver in 1861–65, and a little later that of the total production of both metals before the demonetisation of depreciation of silver. Value, not weight, is the thing to be chiefly considered in the production of gold and silver, viewed from a monetary point of view.

The results reached above will be made clearer from the following tabular view:—

Average value of the world's output of gold and silver, 1861–1865	£35,026,379 / $170,473,383
Average value of the world's output of gold and silver, 1866–1873	£39,209,164 / $190,831,000
Value of the world's output of gold alone, 1893	£31,954,387 / $155,522,000
Estimated minimum value of the world's output of gold alone, 1894	£34,579,618 / $168,299,000
Estimated minimum value of the world's output of gold alone, 1895	£37,773,166 / $183,842,000

If the gold output of the mines of the world in 1893 found its way to the mints of the civilised countries of the earth in the same proportion as to value that both gold and silver did in 1866–1873, the fact that the value of the gold output in the near future will probably equal the value of the average output of both gold and silver in the years immediately preceding the beginning of the depreciation of silver, must have an important bearing on the question of the necessity of international bimetallism. It cannot, however, be admitted to be decisive of such necessity.

But although the value of the yield of gold in 1893 does not come up to the average of that of both metals in 1866–1873, there is a possibility that the value of the new gold available for original coinage in 1893 was greater than the value of the newly produced gold and silver available in the average, for a like purpose, in the period 1866–1873, and this possibility depends mainly on the approximate correctness of the estimates that have been made of the amounts of gold and silver employed annually in the industrial arts. This much being premised, it may be asked: How much of the 234,006 kilograms of gold produced in the world in 1893 has served, or will probably serve, monetary purposes? The new gold annually produced is employed partly in the industrial arts; part is definitively exported to the East, and is there hoarded, being withdrawn entirely from the monetary uses of civilised countries. These are the two principal non-monetary employments of gold. The 37,325 kilograms of gold, at which Russia's production is estimated in 1893, will be kept in the country as was that of 1892, and will, for the present presumably serve no monetary purpose. To obtain the amount of gold available in 1893 for new coinage in civilised countries, outside of Russia, the sum of these three items must be deducted from the total gold product in the year from the mines of the world.

But what was the amount of gold employed in the industrial arts in 1893? Perhaps as fair a way of calculating it as can be imagined would be to take the average of the estimates made of it in recent years, by this bureau and by competent precious metal statisticians.

This bureau has estimated it in the present report at 75,500 kilograms; Ottomar Haupt in 1894 at 79,000 kilograms; Dr. Soetbeer placed it in 1891 at from 100,000 to 120,000 kilograms; Prof. Lexis believes it cannot exceed 100,000 kilograms. Dr. Soetbeer's estimate may be taken at the mean of his maximum and

minimum. The estimates of the amount of gold used in industry would, therefore, stand thus :—

	Kilo.
Bureau of the Mint - - -	75,500
Ottomar Haupt - - -	79,000
Prof. Lexis' maximum - - -	100,000
Mean between Dr. Soetbeer's maximum and minimum - - -	110,000
Total - - -	364,500
Average estimate - -	91,125

Or in round numbers 90,000 kilograms, representing $59,814,000 (£12,289,706), or in round numbers $60,000,000 (£12,327,922). The net imports of gold into India in 1893 amounted to 4,575·7 kilograms, of the value of $3,039,000 (£624,409).* The product of the Russian mines was 37,325 kilograms, of the value in round numbers of $25,000,000 (£5,136,634). The sum of these items is $88,000,000 (£18,080.953), which sum deducted from the value of the world's output of gold in 1893, *i.e.*, $155,522,000 (£31,954,387), leaves an amount of gold available for the new coinage of civilised countries (Russia excepted) of $67,522,000 (£13,873,434).

How does this value of the amount of gold available for coinage purposes in 1893 compare with that of both gold and silver available for the same purposes in the years 1866–73? It will be seen from the following calculation that there is at present little difference between them. The average total output of gold in the world in these years was 187,105 kilograms. The net average amount of gold consumed in the arts in 1871–73, according to Dr. Soetbeer, was 84,000 kilograms. The average definitive export of gold to India, 1866–73, was 30,478 kilograms, or $20,255,615 (£4,161,828). Thus the total gold devoted to other purposes than coinage in 1871–73 was 114,478 kilograms, leaving 72,627 kilograms, of the value of $48,267,904 (£9,917,395), gold to be employed in the coinage of civilised countries.

The average total output of silver in the world in the years 1866–73 was 1,575,462 kilograms. The net average amount of silver consumed in the arts, 1871–73, was, according to Dr. Soetbeer, 471,000 kilograms, or in round numbers 470,000 kilograms. The average net export of silver to India, 1866–73, was 809,647 kilograms, of the value of $33,648,925 (£6,913,689).† The total silver, therefore, employed otherwise than in the coinage of civilised States was 1,279,647 kilograms, leaving for the latter purpose an average of 295,815 kilograms of silver, of the value of $12,294,071 (£2,526,006). Adding this amount to that of the gold available for new coinage in 1866–73 gives an average total value of the two metals that might have gone to add to the monetary circulation of civilised countries in the years just previous to the depreciation of the white metal of $60,561,975 (£12,443,389), as compared with $67,522,000 (£13,873,433), the value in 1893 of the gold alone available for coinage purposes, an increase in the latter year of $7,000,000 (£1,438,257). The production of gold in the near future will increase this difference in favour of 1894 and the following years, thus giving a larger amount of gold for the coinage purposes of civilised nations (except Russia) to keep pace, to some extent at least, with the growth of population. No deduction from the total gold product of 1893 was made for the wear and tear of gold coins in circulation, which must be taken from the total available for coinage before there can be any real increase in the gold currency of the world, for the reason that, as compared with the other items, it is insignificant.

There is another point to which attention must be called here. It is this: gold at present exported to Russia is, to a very great extent, like the gold exported in years past to India. It is largely definitive exportation, and is hoarded not so much by individuals as by the Imperial Government and the bank of the State. Russia withdraws from circulation not only the product of its own gold mines but the foreign coin and gold bars which it imports. The net import of gold bars and coin into Russia in 1891 and 1892 amounted to $55,301,098 (£11,362,461) and $89,301,098 (£18,348,284) in those years respectively. As the balance of trade is favourable to Russia, and has been for a number of years, this excess of imports of gold bullion and foreign gold coin into Russia, like the gold output of its own mines, serves no monetary purpose, and to the extent of the excess of the imports of foreign gold, at least, impoverishes the gold monetary circulation of some other country.

The amount of gold accumulated in the Imperial Russian Treasury and Bank of the State was as follows at the end of the years named :—

Years.	Roubles.	Dollars.	Years.	Roubles.	Dollars.
1883 -	187,000,000	144,326,600	1889 -	312,000,000	240,801,600
1884 -	196,000,000	151,272,800	1890 -	348,000,000	268,586,400
1885 -	211,000,000	162,849,800	1891 -	355,000,000	273,989,000
1886 -	284,000,000	219,191,200	1892 -	545 000,000	420,631,000
1887 -	255,000,000	196,809,000	1893 -	612,033,000	472,367,000
1888 -	273,000,000	210,701,400			

This fund has been amassed, to a large extent, by draining the channels of the monetary circulation of foreign countries, which must be again replenished from newly-produced gold before there can be any increase in the actual active gold circulation of the world from the annual output of the metal.

Just now, very little gold leaves Russia, except to pay the interest on its gold debt.

That Russia's balance of trade is favourable to it, appears from the following table :—

	Exports in credit roubles.	Imports in credit roubles.	Excess of exports credit roubles.
1884 - -	589,000,000	536,000,000	53,000,000
1885 - -	538,000,000	435,000,000	103,000,000
1886 - -	488,000,000	426,000,000	62,000,000
1887 - -	622,000,000	399,000,000	223,000,000
1888 - -	793,000,000	386,000,000	407,000,000
1889 - -	766,000,000	431,000,000	335,000,000
1890 - -	703,000,000	406,000,000	297,000,000
1891 - -	721,000,000	379,000,000	342,000,000
1892 - -	470,000,000	367,000,000	130,000,000

There may be some doubt as to whether the product of Russia's gold mines in 1893 should be considered as not available for monetary purposes, and the right decision of the question is not devoid of difficulty. The same may be said of its net imports of gold from foreign countries, which during the past few years, have been devoted to increasing its gold treasure. What Russia's policy is in accumulating so large an amount of gold has been explained in different ways by different publicists. It has been said that Russia is increasing its gold stock in order to increase its credit and its financial standing, with the leading States of the world. If this be the explanation, it has succeeded. Then it has been claimed that the gold accumulated by the Empire fund is a war fund. Lastly, it is contended that it is amassed as a step towards the reform of Russia's currency and the adoption in practice of the gold standard. If accumulated as a war fund, it has at present, at least, no monetary use. If as a measure of currency reform, or as a redemption fund at some future day, for the paper credit roubles, now the exclusive monetary medium of the country, it must be considered even at present as serving a monetary purpose; and in this case the amount of new gold available in 1893 for coinage would have to be placed, not at $67,000,000, (£13,766,180) but at $92,000,000, (£18,902,915) an increase of 53·3 per cent. over the amount of both gold and silver that could have been employed for the same purpose in 1866–1873.

No matter for what purpose for which Russia has collected its vast amount of treasure, it must sooner or later find a monetary employment at home or abroad.

* Note that gold is now returning from India.—Farrer, Dec. 1894.
† Note that silver is ceasing to go to India.—Farrer, Dec. 1894.

APPENDIX XIII.

(*Handed in by Lord Farrer.* See *Question* 38,410.)

CANADA.—STATISTICS of CIRCULATING MEDIUM, consisting of Specie, Dominion Notes, Bank-notes, and Bank Credits, with the proportions of each from 1869 to 1893. Prepared by Mr. CHALMERS of the Treasury.

			Banks.								Government.					Banks and Government.		
No. of Banks making Returns.	Date.	Population of Dominion.	Bank Notes. Amount.	Bank Notes. Per Head.	Total Liabilities to the Public.	Specie.	Proportion of Specie (6) to Bank Liabilities (5).	Dominion Notes held by Bank.	Specie (6) + Dominions Notes (8).	Proportion of Legal Tender (8) to Total Liabilities (5).	Total Note Issue.	Held by Banks.	Held by Public.	Specie Reserve.	Proportion of Specie to Total Note Issue (11).	Bank Liabilities (15) + Dominion Note Issue (11).	Total Specie of Bank (6) and Government (14).	Proportion of Total Specie to Total Liabilities.
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.
			$	$	$	$	Per cent.	$	$	Per cent.	$	$	$	$	Per cent.	$	$	Per cent.
	31 Dec. 1869	—	11,421,641	—	61,482,491	—	—	—	15,101,004	24·56	5,910,200	—	—	1,222,938	20·69	—	—	—
	„ 1870	—	18,526,212	—	72,494,050	—	—	—	14,018,075	19·33	7,407,974	—	—	1,807,974	24·40	—	—	—
	„ 1	3,625,024	24,480,627	6·7	86,484,726	8,755,233	10·12	6,902,369	15,657,602	18·14	10,951,374	6,902,369	4,049,005	4,114,276	37·56	97,436,100	12,869,509	13·20
	„ 2	—	27,930,172	—	93,350,100	6,455,625	6·91	8,219,724	14,675,349	14·65	11,590,922	8,219,724	3,371,198	3,064,909	26·44	104,941,022	9,520,534	9·07
	„ 3	—	29,016,659	—	95,526,166	7,161,297	7·49	9,109,286	16,270,583	17·03	12,095,086	9,109,286	2,985,800	3,253,397	26·89	107,621,252	10,414,694	9·67
	„ 4	—	28,465,192	—	126,090,487	7,483,119	5·93	9,590,455	17,073,574	13·54	12,040,500	9,590,455	2,450,045	3,373,868	28·02	138,130,987	10,856,987	7·86
	„ 5	—	23,257,721	—	97,363,173	6,879,372	7·06	8,544,621	15,423,993	15·84	11,372,932	8,544,621	2,828,311	2,996,874	26·35	108,736,105	9,876,246	9·08
	„ 6	—	23,275,701	—	101,192,534	6,176,105	6·10	8,318,113	14,494,218	14·32	11,123,658	8,318,113	2,805,545	2,898,457	26·05	112,316,192	9,074,562	8·08
	„ 7	—	21,794,212	—	96,976,027	6,127,739	6·32	8,896,455	15,024,194	15·49	11,629,159	8,896,455	2,732,704	3,108,063	26·72	108,605,186	9,235,802	8·50
	„ 8	—	21,445,641	—	97,332,544	5,623,006	5·88	8,098,205	13,721,211	14·09	10,501,233	8,098,205	2,403,028	2,645,802	23·00	107,833,777	8,268,808	7·66
	„ 9	—	22,252,672	—	105,802,821	6,809,029	6·43	9,136,440	15,945,469	14·12	12,310,836	9,136,440	3,174,396	3,668,501	29·79	118,113,657	10,477,530	8·87
	„ 1880	—	27,328,358	—	121,471,722	5,965,270	4·91	10,520,302	16,485,572	13·57	14,234,353	10,520,302	3,714,051	3,146,897	22·10	135,706,075	9,112,167	6·71
	„ 1	4,324,810	32,358,844	7·4	140,346,311	6,561,619	4·67	9,856,837	16,418,456	11·69	14,998,809	9,856,837	5,141,972	2,832,888	18·88	155,345,120	9,394,507	6·04
	„ 2	—	36,501,694	—	149,749,536	6,555,761	4·37	10,463,842	17,019,603	11·38	16,115,084	10,463,842	5,651,242	2,471,148	15·33	165,864,620	9,026,909	5·44
	„ 3	—	33,589,454	—	145,812,744	7,225,552	4·95	11,176,840	18,402,392	12·62	16,774,832	11,176,840	5,597,992	2,571,577	15·32	162,587,576	9,797,129	6·02
	„ 4	—	31,935,933	—	135,374,938	7,469,757	5·51	11,007,629	18,477,386	13·64	16,399,194	11,007,629	5,391,565	2,524,178	15·33	151,774,132	9,993,935	6·58
	„ 5	—	32,363,992	—	147,440,253	6,710,059	4·55	12,446,829	19,156,888	12·99	17,790,968	12,446,829	5,344,139	3,188,373	17·92	165,231,221	9,898,432	5·98
	„ 6	—	34,578,347	—	150,518,455	5,819,576	3·91	9,405,594	15,297,170	10·01	15,251,485	9,405,594	5,845,891	2,740,497	17·96	165,769,940	8,632,073	5·20
	„ 7	—	34,354,595	—	153,218,603	6,037,563	3·94	10,030,196	16,067,759	10·48	15,702,101	10,030,196	5,671,905	3,122,993	19·88	168,920,704	9,160,556	5·42
	„ 8	—	34,785,486	—	176,360,938	7,372,132	4·18	10,671,722	18,043,854	10·23	16,632,467	10,671,722	5,960,745	4,270,626	25·67	192,993,405	11,642,758	6·03
	„ 9	—	33,577,700	—	171,684,384	5,967,666	3·42	9,117,811	15,085,477	8·78	15,085,658	9,117,811	5,967,847	2,810,544	18·62	186,770,042	8,778,210	4·70
	„ 1890	—	35,006,274	—	178,826,552	6,650,948	3·72	9,678,322	16,329,270	9·01	15,601,799	9,678,322	5,923,477	3,342,342	21·42	194,428,351	9,993,290	5·14
	„ 1	4,833,665	35,634,129	7·3	199,453,832	5,769,313	2·89	10,113,040	15,882,353	7·96	16,206,770	10,113,040	6,093,730	3,619,293	22·33	215,660,602	9,388,606	4·35
	„ 2	—	36,194,023	—	221,567,771	6,720,500	3·03	12,381,108	19,101,608	8·62	18,808,606	12,381,108	6,427,498	6,563,191	34·89	240,376,377	13,283,691	5·52
	„ 3	—	34,418,936	—	218,662,965	7,691,331	3·51	13,287,292	20,978,623	9·59	19,764,940	13,287,292	6,477,648	7,843,281	39·68	238,427,905	15,534,612	6·51

(Handed in by Lord Farrer. See Q. 38,427.

SUMMARISED STATISTICS of the POPULATION of the UNITED KINGDOM and their co

Years.	Population.—At the middle of the Year.	Revenue.—Years ended 31st March.	National Debt.—Amount on 31st March.	Local Taxation.—Receipts of Local Authorities from all Sources (*a*).	Income Tax.—Gt. Britain.—Amount of Property, &c. assessed. [Years ended 5th April] (*b*).	Education. Average Attendance of Scholars in State-aided Schools.		Emigration.—Number of British and Irish Emigrants (*d*).	Paupers.—Number in receipt of relief at the beginning of the Year (*e*).	Crime.—Number of Criminal Offenders convicted.	Imports and Exports (*f*.)			Shipping.					Railways.		
						Great Britain.	Ireland.				Imports.—Total Value of, into the United Kingdom.	Exports.—Total Value of all, from the United Kingdom.	Total Value of Imports and Exports.	Total Tonnage of Vessels Entered and Cleared in the Foreign Trade.	Total Tonnage of Vessels Entered and Cleared in the Coasting Trade, Cargoes only (*g*).	Number of Persons employed, exclusive of Lascars.	Vessels belonging to the United Kingdom on December 31st (*h*).		Receipts from Passenger Traffic.	Receipts from Goods Traffic.	Total Receipts from Passenger and Good Traffic.
																	Sailing.	Steam.			
	In Millions	In Millions of £.	In Millions of £.	In Millions of £.	In Millions of £.	In Thousands.	In Thousands.	In Thousands.	In Thousands.	In Thousands.	In Millions of £.	In Millions of £.	In Millions of £.	In Millions of Tons.	In Millions of Tons.	In Thousands.	In Thousands of Tons.	In Thousands of Tons.	In Millions of £.	In Millions of £.	In Millio of £.
1894	38·8	(*s*)91·1	(*r*)666	—	—	—	—	*139·2	1,012	—	*340	*229	*569	*56·3	*51·1	—	—	—	—	—	—
1893	38·4	(*s*)90·4	(*r*)671	—	674	4,643	527	208·8	973	13·1	405	277	682	74·6	58·9	216·2	3,038	5,740	35·8	41·0	76·8
1892	38·1	(*s*)91·0	(*r*)678	(*t*) —	573	4,409	495	210·0	951	12·6	424	291	715	75·9	56·7	216·3	3,080	5,564	35·6	42·9	78·5
1891	37·8	(*s*)89·5	(*r*)684	(*t*) —	661	4,288	506	218·5	975	12·1	435	3 9	744	74·8	56·9	216·4	2,972	5,307	35·1	43·2	78·3
1890	37·5	(*s*)89·3	(*r*)690	69·3	632	4,231	489	218·1	990	12·3	421	328	749	74·3	56·0	213·4	2,936	5,043	34·3	42·2	76·5
1889	37·2	(*s*)88·5	(*r*)698	67·1	608	4,186	508	253·8	1,017	12·3	428	315	743	71·9	56·3	210·3	3,041	4,718	32·6	41·1	73·7
1888	36·9	89·8	(*r*)706	66·8	600	4,111	494	279·9	1,038	13·6	388	298	686	68·5	56·9	205·2	3,115	4,350	31·0	38·8	69·8
1887	36·6	90·8	736	66·4	593	4,019	515	281·5	1,030	13·6	362	281	643	65·2	52·6	185·0	3,250	4,085	30·6	37·3	67·9
1886	36·3	89·6	742	68·3	593	3,915	490	232·9	1,015	14·1	350	269	619	62·8	51·6	187·8	3,397	3,965	30·2	36·4	66·6
1885	36·0	88·0	740	67·4	595	3,827	502	207·6	987	14·0	371	271	642	64·3	51·8	198·8	3,457	3,973	29·8	36·9	66·7
1884	35·7	86·2	746	62·8	592	3,721	493	242·2	979	14·8	390	296	686	64·3	50·9	199·7	3,465	3,944	30·0	37·7	67·7
1883	35·4	87·4	754	64·1	576	3,560	468	320·1	1,015	15·0	427	305	732	65·0	50·9	200·7	3,514	3,728	29·5	38·7	68·2
1882	35·2	84·0	761	67·7	565	3,436	469	279·4	1,012	15·9	413	307	720	61·5	49·7	195·9	3,622	3,335	28·8	37·7	66·5
1881	34·9	81·9	766	63·8	549	3,274	(*k*) 454	243·0	1,018	15·9	397	297	694	57·9	49·2	192·9	3,688	3,004	27·7	36·8	64·5
1880	34·6	79·3	772	62·9	541	3,156	(*l*) 469	227·5	1,044	15·6	411	286	697	58·7	49·8	195·0	3,851	2,723	27·2	35·8	63·0
1879	34·3	81·2	773	—	542	2,980	(*m*)435	164·3	996	16·8	363	249	612	52·7	48·8	193·5	4,069	2,511	25·9	38·5	59·4
1878	33·9	77·7	772	—	542	2,782	437	112·9	929	17·0	369	245	614	51·6	47·7	195·6	4,239	2,316	26·9	33·6	60·5
1877	33·6	76·8	770	—	535	2,511	418	95·2	909	16·3	394	252	646	51·5	46·9	196·6	4,261	2,139	26·5	34·1	60·6
1876	33·2	75·5	771	—	544	2,340	417	109·5	932	16·6	375	257	632	50·8	45·4	198·6	4,258	2,005	26·2	33·8	60·0
1875	32·8	73·6	769	—	536	2,176	390	140·7	1.005	15·6	374	282	656	46·3	43·6	199·7	4,207	1,946	25·7	33·3	59·0
1874	32·5	75·5	773	45·5	515	1,985	395	197·3	1,021	16·1	370	298	668	45·4	41·1	203·6	4,108	1,871	24·9	32·0	56·9
1873	32·2	74·7	779	41·0	486	1,784	373	228·3	1,085	15·7	371	311	682	44·4	40·6	202·2	4,091	1,714	23·9	31·8	55·7
1872	31·9	73·1	786	38·7	456	1,651	(*n*) 356	210·5	1,178	15·7	355	315	670	42·5	36·0	203·7	4,213	1,538	22·3	29·0	51·3
1871	31.6	68·2	789	37·8	440	1,547	364	192·8	1,288	16·4	331	284	615	41·5	36·8	199·7	4,375	1,320	20·6	26·5	47·1
1870	31·3	73·7	795	—	419	1,454	359	202·5	(*v*)1,279	18·4	303	244	547	36·6	36·6	196·0	4,578	1,113	19·3	24·1	43·4
1869	31·0	71·7	800	—	409	1,333	359	186·3	(*v*)1,243	19·4	295	237	532	34·9	35·9	195·5	4,765	948	18·8	22·3	41·1
1868	30·7	68·7	800	36·5	404	1,242	355	138·2	(*v*)1,237	19·9	295	228	523	33·7	35·5	197·5	4,878	902	18·4	21·9	40·3
1867	30·4	68·6	802	—	398	1,147	322	157·0	(*v*)1,149	19·5	275	226	501	32·8	36·9	196·3	4,853	901	17·9	21·5	39·4
1866	30·1	67·2	805	—	388	1,082	(*o*) 316	170·1	(*v*)1,105	19·0	295	239	534	31·3	37·2	196·4	4,904	876	17·4	2 ·8	38·2
1865	29·9	69·6	814	—	371	1,058	321	174·9	(*v*)1,162	19·8	271	219	490	28·9	36·3	197·6	4,937	824	16·6	19·3	35·9
1864	29·7	69·6	818	—	347	1,011	315	187·1	(*v*)1,198	20·1	275	213	488	27·2	35·0	195·8	4,930	697	15·7	18·3	34·0
1863	29·5	69·9	822	—	335	1,009	297	192·9	(*v*)1,329	21·5	249	197	446	26·7	35·1	184·7	4,731	597	14·5	16·6	31·1
1862	29·2	69·3	822	—	328	965	285	97·8	(*v*)1,125	21·8	226	166	392	26·5	34·9	173·9	4,397	538	13·9	15·2	29·1
1861	29·0	69·8	822	—	313	920	285	65·2	(*v*)1,058	19·6	217	160	377	26·6	34·7	172·0	4,301	506	13·3	15·2	28·5
1860	28·8	70·3	823	—	312	884	(*p*) 263	96·0	(*v*)1,010	17·5	211	165	376	24·7	34·0	171·6	4,204	454	13·1	14·7	27·8
1859	28·6	64·5	829	—	305	801	269	97·1	(*v*)1,020	17·8	179	156	335	22·9	33·0	172·5	4,226	437	12·5	13·2	25 7
1858	28·4	—	832	—	304	761	266	95·1	(*v*)1,074	19·4	165	140	305	22·3	31·6	177·8	4,205	452	11·7	12·3	24·0
1857	28·2	—	—	—	292	627	269	181·1	(*v*)1,014	22·2	188	146	334	23·2	31·7	176·4	4,141	417	11·9	12·3	24·2
1856	28·0	—	—	—	286	571	262	148·3	(*v*)1,065	21·5	173	139	312	21·6	30·5	173·9	3,980	386	11·4	11·8	23·2
1855	27·8	—	—	—	287	538	237	150·0	(*v*)1,051	27·9	144	117	261	18·5	29·7	168·5	3,969	381	10·7	10·8	21·5
1854	27·7	—	—	—	287	461	254	267·0	(*v*)1,036	33·1	152	116	268	18·7	31·1	162·4	3,943	306	10·2	10·0	20·2
1853	27·5	—	—	—	262	(*c*)345	—	278·1	(*v*)1,046	32·3	—	—	—	18·4	30·9	172·5	3,780	250	—	—	—
1852	27·4	—	—	—	259	373	—	—	(*v*)1,110	34·8	—	—	—	16·1	30·0	159·6	3,550	209	—	—	—
1851	27 4	—	—	—	257	271	—	—	(*v*)1,176	39·0	—	—	—	16·0	29·9	—	3,476	187	—	—	—
1850	27·5	—	—	—	256	225	—	—	(*v*)1,336	41·0	—	—	—	14·5	30·1	151·4	3,397	168	—	—	—
1849	27·7	—	—	—	259	—	—	—	(*v*)1,666	45·5	—	—	—	14·0	28·5	152·6	3,326	160	—	—	—
1848	27·8	—	—	—	256	—	—	—	—	44·8	—	—	—	13·3	29·5	—	3,249	151	—	—	—
1847	28·0	—	—	—	255	—	—	—	—	40·3	—	—	—	14·3	28·8	—	3,167	141	—	—	—
1846	28.0	—	—	—	253	—	—	—	—	29·8	—	—	—	12·4	28·7	—	3,069	131	—	—	—
1845	27·8	—	—	—	244	—	—	—	—	27·2	—	—	—	12·1	29·2	—	3,004	119	—	—	—
1844	27·5	—	—	—	244	—	—	—	—	29·7	—	—	—	10·2	25·9	—	2,931	114	—	—	—
1843	27·3	—	—	—	251	—	—	—	—	32·3	—	—	—	9·8	25·1	—	2,898	110	—	—	—
1842	27·0	—	—	—	—	—	—	—	—	35·8	—	—	—	9·1	24·9	—	2,933	109	—	—	—
1841	26·8	—	—	—	—	—	—	—	—	32·2	—	—	—	9·4	25·3	—	2,839	96	—	—	—
1840	26·5	—	—	—	—	—	—	—	—	34·0	—	—	—	9·4	—	—	2,680	88	—	—	—

*** This Table is taken from Sir T. H. Farrer's Free Trade *v.* Fair Trade, 4th Edition, Table XXI. in the Appendix, and is continued to 1894.

* For the ten months en

The period to which it relates in system of free trade policy by Mr. Gladstone and his successors, and the state of the Nation under that system

dition from 1840 to 1894.

London Bankers' Clearing House. Amount of Cheques, &c. passed.	Bank of England. Amount of Reserve at the end of each Year.	Bank of England. Amount of Deposits at the end of each Year.	Bank of England. Average Minimum Rate per cent. of Discount.	Savings Banks.—Amount of Deposits at the end of each Year (*i*).	Coal Produced.—Amount of.	Pig Iron Produced.—Amount of, from British and Foreign Ores.	Average *Gazette* Price of English Wheat per Quarter.	Consumption per Head of Population. Spirits.	Tea.	Sugar (*q*).	Imported Wheat and Wheat Flour.	Letters delivered per Head of Population in the United Kingdom.	Years.
In Millions of £.	In Millions of £.	In Millions of £.	Per Cent.	In Millions of £.	In Millions of Tons.	In Millions of Tons.	*s.* *d.*	Gallons.	lbs.	lbs.	lbs.	Number.	
6,478	15·5	33·8	3 1/20	122·8	164	7·0	26 4	0·98	5·4	78·9	248	47	1893
6,482	15·4	34·1	2 1/2	118·2	182	6·7	30 3	1·04	5·4	77·8	253	47	1892
6,848	13·1	36·0	3 1/2	114·5	185	7·4	37 0	1·04	5·4	80·2	244	47	1891
7,801	14·8	39·8	4 1/2	111·3	182	7·9	31 11	1·02	5·2	73·2	226	45	1890
7,619	9·6	28·6	3 1/2	108·1	177	8·3	29 9	0·96	5 0	77·2	219	44	1889
6,942	11·6	28·3	3 1/2	105·0	170	8·0	31 10	0 93	5·0	71·1	224	42	1888
6,077	12·0	27·8	3 1/2	101·2	162	7·6	32 6	0·93	5·0	74·2	224	41	1887
5,902	10·1	28·5	3	97·7	158	7·0	31 0	0·94	4·9	66·7	188	40	1886
5,511	11·4	29·1	3	94·1	159	7·4	32 10	0·96	5·1	74·9	238	39	1885
5,799	11·4	34·1	2 19/20	90·6	161	7·8	35 8	1·01	4·9	72·7	192	38	1884
5,929	12·3	30·8	3 9/16	86·8	164	8·5	41 7	1·04	4·8	72·1	252	37	1883
6,221	10·5	28·8	4 1/8	83·7	156	8·6	45 1	1·05	4·7	70·6	242	56	1882
6,357	10·6	30·5	3 1/2	80·3	154	8·1	45 4	1·09	4·6	67·4	217	35	1881
5,794	12·9	33·5	2 3/4	77·7	147	7·7	44 4	1·07	4·6	63·4	209	34	1880
4,886	15·0	38·0	2 3/8	75·8	134	6·0	43 10	1·06	4·7	66·0	228	33	1879
4,992	9·3	33·4	3 3/4	74·7	133	6·4	46 5	1·17	4·6	58·6	187	32	1878
5,042	12·2	26·1	2 7/8	73·0	135	6·0	56 9	1·21	4·5	64·7	202	32	1877
4,963	15·5	31·0	2 5/8	70·3	133	6·6	46 2	1·25	4·5	58·8	167	31	1876
5,686	9·2	27·5	3 1/4	67·6	132	6·4	45 2	1·30	4·4	62·9	197	31	1875
5,937	10·4	26·5	3 3/4	64·6	125	6·6	53 8	1·27	4·2	56·4	162	29	1874
6,071	11·8	29·9	4 3/4	61·7	127	6·6	58 8	1·23	4·1	51·6	171	28	1873
5,916	13·6	27·5	4 1/2	59·0	123	6·7	57 0	1·15	4·0	47·4	163	28	1872
4,826	15·3	30·2	2 7/8	55·8	117	6·6	56 8	1·06	3·9	46·8	151	28	1871
3,914	14·7	26·3	3 1/2	53·1	110	6·0	46 10	1·01	3·8	47·2	123	27	1870
3,626	11·3	26·8	3 1/4	51·1	107	5·4	48 2	0·98	3·6	42·6	156	27	1869
3,425	9·9	26·8	2 1/4	48·5	103	5·0	63 9	0·98	3·5	42·0	130	26	1868
—	13·6	25·9	2 1/2	46·3	105	4·8	64 5	9·99	3·7	43·2	140	26	1867
—	12·3	27·3	7	44·5	102	4·5	49 11	1.01	3·4	41·2	105	25	1866
—	7·6	21·8	4 3/4	45·3	98	4·8	41 10	0·94	3·3	39·8	93	24	1865
—	9·4	21·6	7 1/3	44·5	93	4·8	40 2	0·90	3·0	36·8	104	23	1864
—	8·9	23·9	4 1/3	44·3	86	4·5	44 9	0·85	2·9	36·0	112	22	1863
—	9·7	23·8	2 1/3	42·3	82	3·9	55 5	0·83	2·7	36·0	185	21	1862
—	10·8	20·4	5 1/3	41·5	84	3·7	55 4	0·86	2·7	35·5	135	20	1861
—	7·6	19·3	4 1/4	41·3	80	3·8	53 3	0·93	2·7	34·1	119	20	1860
—	10·5	22·9	2 3/4	39·0	72	3·7	43 9	1·01	2·7	34·8	81	19	1859
—	13·3	22·7	3 1/4	36·2	65	3·5	44 2	0·98	2·6	34·5	88	—	1858
—	6·6	22·5	6 3/4	35·1	65	3·7	56 4	1·03	2·5	29·5	67	—	1857
—	6·0	17·6	5 1/3	34·9	67	3·6	69 2	1·01	2·3	28·3	85	—	1856
—	6·6	18·2	4 3/4	34·3	61	3·2	74 8	0·96	2·3	30·4	53	—	1855
—	8·4	17·3	5	33·7	—	—	72 5	1·13	2·2	33·7	73	—	1854
—	8·8	22·5	3 1/3	33·4	—	—	73 3	1·10	2·1	30·4	103	—	1853
—	12·5	21·6	2	31·8	—	—	40 10	1·10	2·0	29·3	69	—	1852
—	12·6	18·9	3	30·3	—	—	38 6	1·05	2·0	26·9	88	—	1851
—	10·4	20·2	2 1/2	28·9	—	—	40 3	1·04	1·9	25·3	82	—	1850
—	12·8	19·9	3	28·5	—	—	44 3	1·02	1·8	24·2	94	—	1849
—	11·8	17·5	3 3/4	28·1	—	—	50 6	0·97	1·8	24·9	37	—	1848
—	8·4	17·5	5 1/4	30·2	—	—	69 9	0·92	1·7	23·2	74	—	1847
—	9·4	18·0	3 1/4	31·7	—	—	54 8	1·01	1·7	21·0	48	—	1846
—	7·5	18·2	2 3/4	30·7	—	—	50 10	0·96	1·6	19·6	5	—	1845
—	9·8	15·7	3 1/2	29·5	—	—	51 3	0·87	1·5	16·8	17	—	1844
—	—	—	4	27·2	—	—	50 1	0·81	1·5	16·6	17	—	1843
—	—	—	4 1/4	25·3	—	—	57 3	0·82	1·4	16·0	52	—	1842
—	—	—	5	24·5	—	—	64 4	0·90	1·4	17·0	46	—	1841
—	—	—	5	—	—	—	66 4	0·97	1·2	15·2	42	—	1840

(*a*) The receipts of local authorities include money borrowed, Government contributions, and receipts from sales of property, &c.
(*b*) The tax was not extended to Ireland until the year 1853.
(*c*) For ten months only.
(*d*) The nationality of emigrants was not distinguished before 1853.
(*e*) The number of vagrants relieved is not included.
(*f*.) Imports were first entered by real values in 1854.
(*g*) Until 1873, vessels engaged in the coasting trade, carrying minerals, British timber and British quarried stone, fresh meat and fish, and a few other articles, were omitted from the coasting returns. The increase caused by including these vessels was about 4¼ million tons.
(*h*) Vessels belonging to the Channel Islands and the Isle of Man are included.
(*i*) The Post Office Savings Banks were established in 1861. The accounts for these banks are made up to the 31st December, and for the Trustees' Savings Banks to the 20th November.
(*k*) The decrease is stated to be due to the relief which was given in 1880 being discontinued.
(*l*) The increase is stated to be due to food and clothing supplied at the schools through the Duchess of Marlborough, Mansion House, and "New York Herald" Committees.
(*m*) The decrease is stated to be due to exceptionally severe weather, and the prevalence of scarlatina and measles
(*n*) The decrease is stated to be caused by the partial failure of the potato crop, and the prevalence of epidemics and distress.
(*o*) There is no definite explanation of the decrease, but 37 teachers are reported to have been arrested for complicity in Fenianism.
(*p*) The decrease is stated to be due to the severity of the weather.
(*q*) Sugar is now used as an article of manufacture as well as of personal consumption.
(*r*) These figures are not properly comparable with those for previous years on account of the cancellation of over 30,000,000*l*. of stock in 1887–8, and the transfer of an equivalent amount of local loans assets to the local loans fund. The local loans stock now amounts to about 41,000,000*l*.
(*s*) Exclusive of payments to local taxation account, consisting in 1890–1, 1891–2, and 1892–3, of half the probate duty, the proceeds of certain license duties, and a portion of the beer and spirit duties.
(*t*) Cannot be given, the returns for Scotland being incomplete.
(*v*) These figures are exclusive of the "casual poor" in Scotland, probably numbering about 5,000.

ded 31st October, 1894
ludes the introduction of tariff reforms by Sir Robert Peel, the repeal of the Corn and Navigation Laws, the completion of the
own to the present time.—T. H. FARRER, Abinger Hall.

APPENDIX XV.

(Handed in by Lord Farrer. See Question 38,447.)

From "The Silver Situation in the United States."—Taussig, New York, and London, 1893.

Chapter VII.

General Conclusions.

If we now review the history of the silver situation, we find it leading to one conclusion, much at variance with the usual expectations and predictions. The expansion of the silver currency has followed, and not preceded, the rise in prices, the speculative activity, and the other phenomena which are associated with an increase in the supply of money. The general impression derived by the reader of most text-books on political economy is that an increase in the quantity of money is the direct cause of a rise of prices. But the increase of our silver currency seems to have been effect rather than cause. When it was first issued in 1878, at a time of quietude in business operations, it caused no expansion or inflation; on the contrary, the Treasury was unable to get the silver into circulation. When the general revival set in during 1880–81, it went into circulation rapidly and in large amounts; but the movement of silver followed, and did not precede, the general industrial change. When the period of depression began in 1884, the Treasury went through a period of slow circulation, and the regular issue of silver currency had not the slightest effect in checking the tendency to depression and falling prices. The attempt to get out the silver money simply led to embarrassment; it flowed back to the Treasury in tax receipts. The phenomenon repeated itself in 1890–92. The attempt to put forth more silver money had the same effect as it had in 1885; it caused a back-flow into the Treasury. For an easy and ready circulation of the new issues—if that is to come at all—we must await a revival of general industrial activity.

This contradiction between current expectation and the facts as they have actually appeared is a case of a sort not uncommon in the economic field. The growth of our knowledge, or at least its spread, has not kept pace with the development of the phenomena themselves. Explanations which held good half a century or a century ago, and were then propounded by the economists, have gradually filtered into popular knowledge; but by the time they have become public property, the phenomena themselves have so changed that a new or modified explanation becomes necessary. That the general range of prices depends on the quantity of money, and that an increase in the quantity of money will bring about a general rise in prices, has become one of the common places of economic theory. In this simple form of statement, "money" means what we usually denote by that term, coin, Government notes, bank notes. Five hundred years ago, even a hundred years ago, when almost all purchases were made with actual coin or notes, the proposition in all essentials was true. But the enormous development of credit in modern times compels a modification which has not indeed failed to receive attention from economic writers, yet has rarely been explained as fully, and certainly has not been kept in mind as constantly, as it needs be. The importance of the new conditions is indeed dawning on the public at large; but their full bearing is rarely perceived.

The true way to state the conditions on which, in our days the general range of prices depends, is to compare the quality of commodities offered for sale with the total volume of *purchasing power in terms of money*. In this volume of purchasing power the largest item consists in our day not of actual money, but of credit in various forms. In countries like England and the United States it consists chiefly in the form of credit supplied by deposit banks, bank deposits, and bank cheques. That bank deposits and cheques are the means payment in all large transactions, and in many small ones, that the exchanges carried on through them are greater than those carried on with any other form of currency; that they are completed through the machinery of clearing-houses, with the use of an insignificant amount of coin or notes, these are facts familiar enough. Indeed, the effects of credit as a substitute for money have been explained in economic text-books so fully that they may be assumed to be well understood; it is the extent rather than the nature of the effects that needs to be insisted on.* At any one time, and for considerable lengths of time, the general range of prices, with a given volume of transactions, depends not on the quantity of money simply, but on the volume of credit used as purchasing power; and of this volume of credit the chief item in countries like England and the United States is bank currency in the form of deposits and cheques.

In such a state of things the increase of other forms of currency can have, in itself, only a minor effect. Indeed, worse than this; so long as the volume of credit, and especially that of the bank currency of cheques and deposits, is not affected, there is a strict limit to the quantity of any other form of currency which will, in fact, be used. It is obvious, for instance, that the quantity of dimes and quarter dollars which will keep in circulation in any community, at a given range of prices, is a definite and determined amount. People need a certain number of small coins for the convenience of making change. If more are issued than are needed for such purposes, the coins will not remain in circulation. They will accumulate in the tills of the shopkeepers, street car companies, and other receivers of small payments, and then make their way into the hands of the banks; finally, the excess will work its way into the Government Treasury. Under our very sensible legislation on subsidiary coins, the Government not only issues such pieces in any quantity desired, but redeems them in any quantity. The amount outstanding is allowed to regulate itself, and, so far from being a factor in determining the general range of prices, is itself determined by the general range of prices. At a higher range of prices more of them will be called for, and the larger denominations may form a greater proportion of the whole; at a lower range of prices less will be called for, and in smaller denominations.

What is true of the subsidiary coins is equally true in all essentials, of the dollar prices, the five dollars, the 10 dollars. The dimes, and quarters, and half dollars are the small change of the people; the dollars, and five dollars, and 10 dollars are the large change. They, too, in a country where credit has reached as high a state of development as in the United States, are a sort of subsidiary money. Credit, chiefly in the form of bank deposits, is the main factor in affecting the ups and downs of prices; and the expansion or contraction of credit depends on conditions among which the quantity of money (in the ordinary sense) plays at any given time no important part. The quantity of money which may affect its fluctuations is not, in any case, the general supply in the community, but the supply held as reserve against deposits in the vaults of banks. Even as to this, the connexion with the variations in purchasing power used by the community in the form of bank deposits and cheques is only a loose and indirect one.

At all events, the silver money of recent years has not had any direct effect in stimulating the growth of this bank currency, the largest and most important part of the circulating medium. The attitude of the banks toward the silver currency of 1878–90 prevented it from accumulating on their hands or forming any part of their effective reserves. The contraction or expansion of the currency of bank deposits and cheques therefore was not directly affected by it. The silver

* While the general effects of credit as a substitute for money have been more dilated on, the peculiar effectiveness of bank deposits as currency, and their preponderating importance in the machinery of exchange in England and the United States, have received comparatively little attention. For a systematic exposition, *see* Professor Dunbar's *Chapters on the Theory and History of Banking*; and for an examination of the part played by bank deposits as currency in the United States, *see* a paper by the same writer in the *Quarterly Journal of Economics*, vol. 1, p. 401, July 1887.

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issues supplied, in great part, what I have called the large change of the community; but the total volume of the currency and the general range of prices were not directly affected by them.

This is the key to the history of the silver currency under the Act of 1878. It did not cause any expansion in prices. The volume used by the public was effect and not cause. In times of activity more of large change was called for; in times of depression less; but the large change, for which the silver issues have been used, were not the cause of either rising or falling prices. On the whole, and in the long run, and barring periods of difficulty such as the years 1884–85, the quantity issued under the Acl of 1878 was not greater than was readily used in the retail transactions of a community growing as rapidly in wealth and population as the United States. The contraction of the national bank notes aided in making a ready place for them in such cases. The silver currency under the Act of 1878 simply supplied the community with the increasing amount of money needed for its every-day retail transactions.

It may, indeed, be said that in the absence of the silver there would have been severe contraction. Prices, in fact, have probably fallen somewhat, notwithstanding the silver issues, a phenomenon of which the meaning will be discussed in the second part of this paper; and it may be said that the fall would have been even greater, and its effects more serious, if there had been no silver. But in that case it cannot be doubted that some other form of large change would have come into use. It is idle to say what sort of currency would have taken the place now occupied by silver: whether Congress might have rescued the national bank circulation from slow extinction, whether other forms of credit money would have been issued by the Government itself, whether still larger amounts of gold would have flowed in from abroad. The only thing certain is that in a country like the United States no real inconvenience or suffering from a scarcity of this sort of money would have been permitted. The fact has been that the silver currency supplied the need, for good or evil, supplanting the bank notes and supplementing the greenbacks.

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APPENDIX XVI.

(*Handed in by Lord Farrer. See Question* 38,472.)

The "Times," December 6, 1894.

The Commercial and Economic State of Chili.

(*From our Special Correspondent lately in Valparaiso.*)

In my last letter on Chilian affairs I dealt with the financial situation of the Government; I have now to turn to the general position of commerce in the country —a less satisfactory and more intricate subject to handle. One the one hand is a Government exceedingly rich, on the other a commercial community suffering from severe depression caused by the abuse of credit, and the depreciation of the paper dollar, and accentuated by the low prices ruling in the European markets for some products of the country, such as wheat, silver, and copper. In addition to the fall in the price of wheat which the Chilian farmers have had to contend with the harvest for the present year is an exceedingly short one, the quantity available for export being barely one-half of the amount shipped in 1893.

With regard to the first of the causes I have enumerated as instrumental in bringing about the present state of commercial trouble, it is easy to see how directly it is connected with the existing depression. For years past the banks have been lending money freely on all classes of real estate and share property of every description. As long as times were good and interest paid regularly all went merrily as a marriage bell; suddenly difficulties of many kinds cropped up, and little by little the country drifted into the position of to-day, when a crisis has been reached and a general liquidation becomes necessary to secure a return to a sound basis of trading, whether in the production of articles of export or in ordinary commercial business. The situation in many points is analogous to that of the the Australian Colonies in 1893, with the difference that the trading community have to deal with the additional complication of a depreciated circulating medium. As in Australia, the banks in Chili appear to have had only one ruling idea—the payment of heavy dividends to shareholders. This has been done regardless of the first principles of banking, insomuch as no sufficient metallic reserve has been provided for by setting aside any proportion of profits; the directors of the leading banking concerns did not believe that the drastic measure of a return to a metallic currency could ever take place, and wilfully shut their eyes to the possibility of the Government acting honestly and insisting upon the conversion of the paper dollar. The debtors to these banks, owing as they do currency obligations, have had a solid interest in the depreciation of the paper money, every drop in exchange meaning a decrease in the intrinsic value of the debt owing; as property has a gold value their position improves as the value of gold rises, although the increase in the selling price in currency of real estate, though considerable, has not been in proportion to the fall in the value of the dollar. On the other hand, the conversion of the currency to a gold basis means that the debt increases 100 per cent. True, real estate gains in gold value by the conversion, but not to such an extent as to enable many very heavily mortgaged properties to remain in the hands of the present owners. This means that the banks will be left with landed property on their hands, and in addition, a great quantity of stocks and shares in mining and industrial concerns, the value of these being less than the money advanced on them when the advances come to be calculated at 24*d.* to the dollar. Hence we find that the interest of the principal banks and a large proportion of the landowners is used to force down the value of the paper dollar, in the hope that the situation of the country will make the position of the Government untenable as regards the conversion law and lead to the repeal or, at least, postponement to a distant date of that measure. So far as one is able to ascertain, the total value of the advances made by the banks on all classes of property is about $150,000,000 currency, but I am unable to obtain exact *data* on this point. Turning from the commercial banks to the group of mortgage banks where the business is confined to advances on real estate, I do not find nearly such strong opposition to the conversion on the part of the managers and shareholders. The debtors, of course, take up the same stand as do those owing money to the ordinary banks. From what I gather from various sources I am of opinion that these concerns have been managed in a more careful manner; then, again, not being banks of deposit, they are not subject to calls for heavy payments in case of sudden panic. The total amount of money advanced by these mortgage banks is stated to be, in round figures, $130,000,000 currency, the limit of an advance being fixed at 50 per cent. of the value of a property. Here we find one of the direct causes of the falling off in trade. By Chilian law personalty left to widows and orphans must be invested in bonds of the mortgage banks. The fall in the value of the dollar from 24*d.* to 12*d.* at once reduces the purchasing power of the interest on these bonds so far as all imported articles are concerned. Roughly the interest on the capital is $10,000,000 currency; this at 24*d.*, gives one million sterling; at 12*d.* the sterling value is only £500,000. This has a direct bearing on the falling off in such articles of importation as cotton goods, sugar, tea, and other common necessaries of

life, the class of people holding these bonds being amongst the most steady consumers of this class of imports.

I will now show how the reduction of the purchasing power, owing to the depreciation of the paper dollar, of another class of Chilians directly affects commerce. The following may be taken as an approximate estimate of the number of the labouring population of Chili, and the average wage earned by each class:—

	Number of Labourers.	Average Daily Wage.	Total Wages in Year.
		$ currency.	$ currency.
Nitrate districts -	30,000	3	27,000,000
Mineral districts* -	40,000	2⅔	30,000,000
Agricultural districts -	430,000	1	129,000,000
Totals -	500,000	—	$186,000,000

* The wage rate varies greatly, workers in silver and copper mines receiving up to $3 per day, whilst those employed in coal mines are paid from $1 to $1⅓ a day. Say, average $2½.

I have taken as a basis a working year of 300 days, thus allowing 65 holidays in the 12 months. As a fair average per-centage of the wages earned we may calculate 33 1–3 per cent. as being spent on imported articles. A careful calculation shows that only 10 per cent. of the amount earned in the nitrate districts is thus expended, the majority of these men being single; but amongst the workers in the mineral and agricultural sections the proportion is about 40 per cent., these latter being nearly all married men with families. Hence I have taken a basis of 33 1–3 per cent. throughout. It is worth wile glancing at what these figures imply to commerce. To-day the labouring class in the districts I have mentioned earn yearly $186,000,000 currency; reducing this we get in sterling:—Purchasing power at exchange of 12*d.*, £9,300,000; 33 1–3 per cent. expended on imports, £3,100,000. With the currency converted at 24*d.* one must allow for a reduction of 25 per cent. in the nominal wage rate; this gives $139,500,000 currency of gold dollars, worth 24*d.* each, as the yearly earnings of the 500,000 labourers. This gives in sterling:—Purchasing power at exchange of 24*d.*, £13,950,000; 33 1–3 per cent. expended on imports, £4,487,500. These figures show that general commerce has lost from this source alone the sum of £1,387,500 during this year by the rate of exchange being at 12*d.* instead of 24*d.* and that it will gain this amount by the conversion law being brought into force. Indirectly the gain is very much greater, for the greater purchasing power of the dollar after the conversion means a large consumption of home-grown produce. The producers thus benefit, and a proportion of this benefit finds its way into the hands of the merchants. I could proceed to give examples of many other classes of Chilians, such, for example, as Government employés where the low exchange reduces materially the purchasing power and hence tends to aggravate the commercial depression, but the two examples I have quoted are sufficient to show clearly that the low exchange is in great part the cause of the difficulties the commercial community are called upon to confront to-day. How this decrease in the purchasing power of the mass of the population is turned to the benefit of certain groups of individuals I will show later on in my letter; before doing this it is necessary to consider the trade statistics for the past two years.

In 1892 a short period of inflated prosperity followed close upon the heels of the ending of the civil war. This induced commerce to commit the error of overtrading, the exports being returned at £10,200,000 sterling and the imports at £12,700,000 sterling, thus leaving a balance against the country of £2,500,000 sterling. This rush of goods was greatly owing to the wish to get the imports into the country before the higher duties ruling from January 1, 1893, came into force. In 1893 the exports were valued at £9,640,000 sterling and the imports at £8,172,862 sterling, leaving a balance in favour of the country of £1,467,438 sterling. The figures for 1892 are those officially published and are not throughly trustworthy, the valuations being calculated on a 20-year-old tariff drawn up when prices of nearly all commodities were higher in value than is now the case; those for 1898 I have obtained from private sources, and they may be considered as correct. The exports for 1893 were:— Appendix A. XVI.

	£
Saltpetre and iodine -	6,150,000
Wheat -	1,057,000
Silver -	1,000,000
Gold -	20,000
Copper -	900,000
Wool -	125,000
Manganese -	58,000
Barley -	80,000
Lead and tin -	100,000
Minor products -	150,000
	£9,640,000

The lesser value of the exports for this year is probably accounted for by the fall in prices of wheat, silver, copper, and other products. The falling off in the value of imports is, however, far greater than the shrinkage in value of the exports, and, moreover, corresponds very nearly to the decreased purchasing power of the wage-earning classes, due in great measure to the fall in value of the paper dollar. Indeed, it is in such articles as cotton goods, worsteds, and woollen tissues that the greatest decrease is apparent; this gives an instructive lesson and demonstrates clearly that the greatest sufferers at the present moment are the working section of the population. I have taken all possible trouble to ascertain the correct values of imports and exports, but smuggling is carried on to such an extent as to preclude the possibility of obtaining absolutely accurate figures. The value of goods annually introduced into the country by contraband may be roughly estimated at £250,000 sterling, the chief offenders according to common report being Germans. The high duties offer a great temptation to unscrupulous importers and the poorly-paid Custom House officials are, I am afraid, in many instances quite ready to connive at the defraudation of the revenue. The Chilian Government are quite aware that this smuggling is not uncommon and are now preparing measures to endeavour to check it. Whilst on the subject of imports I must point out that there is only a slight decrease in the values of luxuries imported, thus showing clearly that it is the poor rather than the rich who feel most the present hard times. It is evident from the statistics I have given that a return to a currency with an intrinsic value of 24 pence will at once increase the purchasing power of the principal consumers of imported articles. It is very necessary to bear in mind when considering the question of imports and exports that two-thirds of the value of the latter consist in the products of the nitrate districts; the profits derived from the working of these concerns do not form part of the purchasing power of Chili, this being due to the fact that practically the entire capital is held abroad and the dividends paid are spent in Europe, or elsewhere, and not in this country. This is an important factor, and must not be forgotten in any calculations regarding Chilian trade.

The direct causes of the depreciation of the paper dollar are not difficult to find once the commercial situation is understood. At first it may seem an anomaly that a by no means excessive emission of paper money by a Government in a thoroughly solvent position should be depreciated no less than one-half of its face value. I must call attention to the fact that the currency is based on a silver dollar, worth to-day 23*d.*, and not on a gold basis as is often thought to be the case. Hence one of the principal reasons for fixing the conversion to a gold basis at the rate of 24*d.* The reasons for the fall in value of the paper dollar are overtrading during 1892, the low prices for many of the principal products of Chili in the European markets, the storage by the Government of large reserves of specie to effect the conversion in 1896, the regulations as regards the payment of 25 per cent. of Customs duties in gold coin, the scarcity of bills in the market, the heavy speculation in exchange, the distrust fostered by the opponents of the conversion law. These are the chief causes tending to bring about the existing depreciation. The exchange market in Chili is an extremely limited one, and has become more restricted since the commercial depression became so marked. Then again the portion of the nitrate duties payable in bills on London is drawn to a very great extent by the various companies on their London offices and transmitted by the Government to Europe to meet foreign charges, thus still further contracting the number of bills available in the market. Those who have sterling bills to

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sell are in command of the situation, and take every advantage of their position. The lower the value of the paper dollars falls, provided the fall be rapid enough to forestall any rise in the wage rate, the greater are the profits obtained from the working of any enterprise where the product has a gold value, such, for example, as saltpetre, minerals, or cereals for export. In fact, to put the matter tersely, we may consider that in all cases the employers of labour gain by the depreciation, whilst the loss falls on the working classes. Added to this is the speculation. If we take £10,000,000 sterling as a figure for the the total annual requirements for necessary remittances to be made annually from Chili, and calculate 1–10 per cent., the recognised brokerage, as the amount of the commission, the sum available for distribution amongst the brokers would be £10,000 sterling at the end of each year. Yet in Valparaiso alone there are now 40 exchange brokers, many of them making large incomes, and not a few comfortable fortunes. This means that these men manipulate the market to suit their own ends and draw in the general public to gamble. The groups who substantially benefit by the depreciation and fluctuations of the currency are the debtors to the banks, the employers of labour in the nitrate, mineral, and agricultural districts, the brokers, and certain financial firms in a position to take advantage of the situation and any turns in the market. The Chilian judicial authorities disapprove of the speculative gambling transactions so frequent of late, and in several recent instances they have decided that claims for "differences" are not recoverable in a court of law. Some sanguine people imagine that these decisions will have a deterrent effect on such transactions in the future, but the speculation will, undoubtedly, continue in one form or another until the conversion law comes into force.

Appendix A. XVII.

APPENDIX XVII.

MEMORANDUM ON THE TITHE ACTS, 1836 TO 1891. (*Handed in by Mr. T. H. Elliott. See Question* 39,042.)

As is well known, the origin of tithes in this country is of great antiquity, being, not improbably, coincident with the introduction of Christianity among the Saxons.

Tithes were a property of a special nature, arising out of the lands liable to them, and ownership of the tithes was distinct from the ownership of the lands. Without entering into unnecessary particulars, tithes may be described as, in general, the tenth part, or some other thing in lieu thereof, of the annual increase arising from the lands, and the animals which drew sustenance from the lands. Personal tithes, which were mostly excepted from the operation of the general Tithe Commutation Act, need not be here referred to.

With certain exceptions, tithes were payable of common right in respect of the produce of all lands not barren.

For several centuries tithes of the annual increase were taken in kind, but the inconveniences arising from this method of payment gradually drew attention to the necessity for some mode of compensating the owner of the tithes by payments other than payments in kind. The most obvious substitute was a payment in money, and many ancient compositions were made on the basis of a money payment, but it became apparent that if the purchasing power of money varied, a money payment of a fixed amount would cease to represent the value of the original tithe. As an instance of this might be mentioned the case of a modus, or fixed customary mode of tithing, in lieu of tithes in kind, and which must have originated before the time of legal memory, that is, before the first year of the reign of Richard the First. Now, the commonest modus was 2*d.* an acre for the tithe of land, and this sum was presumably the full value of the tithes at the time when the modus originated, not later than towards the end of the 12th century, since a contract would not have been assented to, and continuously acted on, which was manifestly unfair to one of the parties at the time of making it. But at the time of the general commutation in 1836, the tithe in kind of an acre of land may be taken as probably averaging about 4*s.*, and if this be so it follows that 2*d.* in or about the 12th century represented in these cases approximately the same value as 4*s.* in the 19th, or, in other words, a money payment fixed at the earlier period would be depreciated now to about one twenty-fourth of its then effective value.

The expedient of substituting corn, which is not liable to the same depreciation as money, as a medium of payment, was adopted in Queen Elizabeth's reign as regards college leases, at the instance, it is said, of Lord Burleigh, by a provision that at least one-third of the old rent reserved in such leases should be paid in good wheat or malt at the rate of a quarter of wheat for each 6*s.* 8*d.*, or a quarter of malt for every 5*s.*, the lessee to pay according to the price at which wheat and malt should be sold at the market day next preceding the rent day.

About the middle of the 18th century, when a period of great activity in inclosing common fields and waste lands set in, provisions began to be inserted in the numerous Private Inclosure Acts then passed, for commuting the tithes, in some cases of the lands to be inclosed, and in some of the whole parish, and between that time and the period of the general commutation over 2,000 Acts, including such provisions, were passed. The earlier of these Acts provided for commutation either by allotment of land or by fixed yearly payments, or by both together; but in the year 1771 the principle of expressing the payment in terms of corn was adopted in an Act of 11 Geo. 3., which provided that all the tithes of the parish of Sebergham, Cumberland, should be commuted by a corn rent or yearly money payment equal in value to two hundred and sixty-seven bushels, one peck, one quart, one pint, and one quarter of a pint of wheat, Winchester measure, according to the prices of grain, as settled by the grand jury at their Michaelmas Session in each respective year. The precedent thus created did not indeed obtain any large adoption, but by the year 1835 about 224 Acts has been passed creating corn rent in lieu of tithes, leaving out of account those which created fixed money payments. In general, these Acts stated the quantity of wheat to be paid, or authorised its ascertainment, and provided means for fixing the equivalent in money from time to time, usually by application to Quarter Sessions at the end of fixed periods of 21 or 14 years, the price then ascertained to govern the payments during the following period.

The wisdom, under the circumstances, of adopting the method of payment in fixed quantities of corn, rather than in fixed sums of money, when contemplating payments to extend over long periods of time, has been generally acknowledged. The Commutation Act both extended the principle, and secured an additional element of stability by making the payment consist of equivalent values of three kinds of grain—wheat, barley, and oats—instead of one only.

Awards of corn rents commonly set out the quantity of wheat payable by each portion of land, and similar details might have been stated in each tithe apportionment as regards wheat, barley, and oats, but the Tithe Acts made this amount of detail unnecessary, and provided that only the total sum of money fixed as the commutation in each parish, and its equivalent in corn at the fixed price per bushel of 7*s.* 0½*d.* for wheat, 3*s.* 11½*d.* for barley, and 2*s.* 9*d.* for oats need be stated in each apportionment.

It will thus be seen that payments of tithe rent-charge are in reality corn payments. Each rent-charge in a tithe apportionment can be resolved into its fixed equivalent of corn by converting one-third of its amount into wheat, one-third into barley, and one-third into oats at the above respective prices, and the value of that quantity of corn at the average prices of wheat, barley, and oats for the preceding seven years, as published in the London Gazette in January every year, is the sum to be paid by the tithepayer for the following year.

The process of commutation under the General Tithe Commutation Act, 6 & 7 Will. 4, c. 71, was to be either voluntary or compulsory.

Voluntary Commutation.—In this case the annual sum for which the tithes of a parish should be commutated was setted at a meeting of the titheowners and

landowners of the parish, and the agreement resulting therefrom was binding on the whole parish if executed by owners representing two-thirds in value of the titheable lands, two-thirds of the great tithes, and two-thirds of the small tithes. Land up to an extent of 20 acres might be given in place of the whole or part of the tithes. The agreement was then sent to the Tithe Commissioners, who satisfied themselves of the *bona fides* of the transaction, and after submitting it, in the case of ecclesiastical tithes, to the bishop of the diocese for his opinion, confirmed it.

Compulsory Commutation.—In cases where no parochial agreement for a commutation was made within a reasonable time, the Commissioners were directed to take the initiative. Having given notice of their intention, either by themselves or an Assistant Commissioner, to make an award of the value of the tithes of the parish, they instructed an Assistant Commissioner to hold a meeting in the parish for the purpose of ascertaining awarding the total sum to be paid. This was based upon the average of seven years preceding Christmas 1835. In estimating it the Assistant Commissioner made deductions on account of expenses of collecting, preparing for sale, and marketing in cases where the tithe had been paid in kind, but no deductions were allowed on account of any parliamentary, county, parochial or other rates, charges, or assessments to which the tithes were liable, and where the tithes had been compounded for on the basis of the tithepayers paying the rates, that portion of the tithes which was represented by the rates was directed to be added to the other tithes. In cases where disputes were pending between the titheowners and landowners, which might hinder the process of commutation, the Commissioners might decide between the parties who had, however, a right of appeal against their decision to a court of law. On this basis the Assistant Commissioner framed a draft award, declaring the amount of rentcharge to be paid in respect of all the tithes of the parish, and this, having been placed in the parish, objections to it were heard and determined.

The Commissioners then confirmed the Assistant Commissioner's award, with or without alterations, and, after confirmation of the agreement or award, valuers were chosen at a parochial meeting, who apportioned the rentcharge among the lands of the parish liable to tithes, either according to principles of apportionment agreed upon by the landowners, or, if no principles were agreed upon, then having regard to the average titheable produce and productive quality of the land.

Before confirmation of the apportionment a draft was prepared setting out:—

1. The agreement or award fixing the annual sum to be paid.
2. The number of bushels and decimal parts of a bushel of wheat, barley, and oats which such sum represented at the fixed prices already stated.
3. The names, &c., of the respective owners and occupiers.
4. A reference number to the lands of such owners, corresponding with a number on the map accompanying the apportionment.
5. A description of the cultivation of the lands, as arable, pasture, woodland, &c.
6. The quantity in statute measure of the lands.
7. The sum charged upon the respective lands.
8. To whom, and in what right payable.

The draft apportionment was then deposited in the parish for 21 days, and a meeting held by an Assistant Commissioner to hear objections, and these having been heard and determined the apportionment was engrossed on parchment, with the map attached, and was signed by the valuer and confirmed by the Commissioners, and from a date specified in the agreement or award, or failing this, from a date named in the Acts, the lands of the parish were absolutely free of the tithes and subject to a rentcharge. These dates might be either the 1st January, 1st July, 1st April, or 1st October.

The Commissioners might by a later Act (2 & 3 Vict. c. 62.) settle disputed boundaries of parishes, or townships, or estates, in the case of the latter on the application of the owner, in the case of the two former on the application of a majority of not less than two-thirds of the landowners of the parishes or townships. But this provision did not apply to boundaries which were also the boundaries of a county, nor to boundaries of copyhold or customary lands unless with the consent of the lord of the manor.

No one was to be personally liable to the payment of tithe rentcharge, which was a charge on the land and not on the person owning it.

Tithe rentcharge was liable to rates which, by the Act of 1836, were to be assessed upon the occupier of the lands out of which the rentcharge issued, who might deduct what he had paid from his rent, and the landlord might in turn deduct it from the rentcharge or might otherwise recover it from the owner of the rentcharge. But by a later Act rates might be assessed directly on the owner of the rentcharge.

Under the Tithe Act, 1891, however, rates are now assessed on and recovered from the owner of the rentcharge.

Tithe rentcharge is payable half yearly, on January 1st and July 1st, or April 1st and October 1st. When it was in arrear and unpaid 21 days after it became payable, the titheowner might distrain on the lands liable to the rentcharge, or on any part thereof, for all arrears up to two years. Distraint might also be made upon any land in the same parish as the land in respect of which the arrears arose, which might be in the occupation of the person occupying the land on which the arrears arose, and holding under the same landlord. But no land was to be liable to be distrained upon for the purpose of satisfying any such rentcharge charged upon lands which might be washed away by the sea, or otherwise destroyed by any natural calamity.

The commutation of tithes is now practically completed, and all the provisions in the Tithe Acts referring exclusively to commutation have been repealed, with a saving clause that the repeal shall not extend to tithes not yet commuted.

The total of the tithe rentcharge, as commuted and apportioned, including apportionments confirmed under the London (City) Tithes Act, 1879, amounts to 4,054,653*l.* 0*s.* 3½*d.* To this should be added a sum of 5,305*l.* 12*s.* 7*d.* representing corn rents converted into tithe rentcharge. Of these sums, 24,223*l.* 15*s.* 4½*d.* has since been redeemed, and 54,804*l.* 19*s.* 11¼*d.* merged in the lands. Extraordinary tithe rentcharge, the amount of which at the original commutation cannot be accurately stated, but which may be set down approximately as about 30,000*l.*, has been converted, under the Extraordinary Tithe Redemption Act, 1886, into rentcharge at 4 per cent. on a capital sum.

It may be desirable to refer to the subject of extraordinary tithe rentcharge, although rentcharge of that description has recently been dealt with, as above stated, under the Extraordinary Tithe Redemption Act, 1886. In the process of commutation of tithes the creation of some kind of shifting charge was, in certain parishes, a necessity of the case, since it was obvious that where the titheable produce was of more than the average value, as in the cases of hops, fruit, and market-garden produce, it would be a hardship if the land which had produced those crops during the seven years of average were permanently saddled with a rentcharge on that basis, notwithstanding the possibility that the cultivation might be discontinued on those lands, and at the same time be newly established on other lands subject only to rentcharge at the ordinary rate. The device was therefore adopted of empowering division of the tithe rentcharge into two parts, ordinary and extraordinary, when the facts justified it and the landowners so desired, the extraordinary rentcharge being made a rate per acre, payable in addition to the ordinary rentcharge, but shifting with the cultivation, so as to be payable only from the land which was under the special crop, and to cease when the cultivation ceased. The extraordinary rentcharge might thus disappear altogether. In the county of Nottingham, for instance, the former production of hops in parishes subject to an extraordinary rentcharge had entirely ceased in 1886.

Extraordinary tithe rentcharge has now, however, been dealt with by capitalisation of the actual charge existing in 1886, under the powers of the Extraordinary Tithe Redemption Act of that year.

The Act provided that no extraordinary tithe rentcharge should be levied or charged in future on land which might be newly cultivated with the special crops. As regards existing rentcharges the Land Commissioners were to ascertain the capital value of the rentcharge, taking into account the net annual value of the same, the value of the land subject thereto, the length of time for which it had been paid, the prospect of the continuance or discontinuance of the special cultivation, the right of the cultivator to discontinue such special cultivation, and any other special circumstance applicable to the case under consideration, and they might

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hear evidence. The capital value being fixed and certified, an annual rentcharge of 4 per cent. on the capital value was charged upon the land, and this might at any time be redeemed by payment of the capital value. The work of fixing the capital value was completed by 1890.

The work of the Board of Agriculture as successors of the Tithe Commissioners and Land Commissioners is at the present time mainly confined, as regards tithe rentcharge, to two subjects: (1) the re-apportionment of the rentcharge as lands become sub-divided; and (2) the redemption of the rentcharge.

Apportionments might be either *gross* or *farm* apportionments, where the rentcharge was charged in one sum upon all the land in one farm or ownership; or *field* apportionments, where the gross amount was sub-divided, and a proportion charged on each close or field. When the commutation of tithes commenced, gross apportionments were largely adopted to save trouble and expense, but field apportionments are so much more convenient that under the Act of 1840 they were made the rule, unless at the special request of the landowners.

Apportionments can be adjusted to meet changes of circumstances connected with the land, provided there be no sub-division of rentcharge below 5*s*., as where land charged with one entire rentcharge becomes vested in several owners, or when inconvenience is felt owing to sub-division of the land. It may be carried out in some cases on the application of the person entitled to the rentcharge, in others on the application of the landowners.

Tithe redemption.—After the commutation of tithes into a rentcharge it became necessary to give powers for the redemption of the rentcharge.

In certain cases this is obligatory, for instance, when land subject to tithe rentcharge was taken for the following purposes:—

a. The building of any place of public worship.
b. The making of a cemetery or burial ground.
c. Building a school under the Elementary Education Act.
d. Building a town hall, assize court, gaol, hospital, or any other public building, or carrying out improvements under the Artizans Dwellings Act, 1875.
e. Making sewage farms under the Sanitary Acts, or making sewers, or drainage or gas works.
f. Enlarging or improving any of the above works.

The person proposing to carry out these works is under obligation to apply to the Board to order the redemption of the rentcharge at 25 years' purchase. When land is subject to a rentcharge not exceeding 20*s*. the Board may order redemption at 25 years' purchase on the application of the landowner or the tithe-owner, but in practice redemption in such cases is not ordered, except on the application of the tithe payer, on account of the expense and hardship which would frequently be entailed upon him. In the case of rentcharges exceeding 20*s*., they may do so on the joint application of the owner of the land and the owner of the rentcharge. In the case of lands divided for building or other purposes into numerous plots, so that it seems that no further apportionment can conveniently be made, the Board may order redemption on the application of any one owner, without the consent of any other owner or of the titheowner, and without regard to the amount involved, at 25 years' purchase.

On completion of redemption the Board seal a certificate declaring the rentcharge to have been redeemed.

The money received for redemption of a rentcharge payable to any spiritual person in respect of his benefice or cure, is paid to the governors of Queen Anne's Bounty.

When the rentcharge is payable to a person entitled thereto in fee-simple in possession and who is not a spiritual person entitled in respect of his benefice or cure, or a corporation prevented from alienating such rentcharge, except under the provisions of the Acts, the payment is made to such person or corporation.

When the rentcharge is held in limited ownership, the redemption money may be paid to the trustees of the will or settlement, or if there be no such trustees, then to trustees appointed for that purpose by the Board.

The Tithe Act of 1891 did not impose any fresh duties on the Board of Agriculture. Its object was to amend the process for the recovery of tithe rentcharge when due.

The main features of the Act are three:—

1. Alteration of the method of recovery.
2. A more precise definition of the person liable to pay the rentcharge.
3. Provisions for remission of a portion of the rentcharge when the circumstances justify it.

1. Rentcharge is now recoverable through the county court. In cases where the owner is also the occupier of the land on which the rentcharge is due, the court can order distraint, as under the former Acts. In cases where the ownership and the occupation are divided, a receiver of the rents is appointed by the court, and he may receive the rents of land belonging to the same owner elsewhere. If the rent of the land is insufficient to pay the rentcharge, the court may proceed as if the occupier were the owner, *i.e.*, by distress, and the occupier may deduct what he has had to pay from his rent, or recover it from the landlord.

2. Tithe rentcharge is now payable by the owner instead of the occupier of the land liable to the charge. There are certain exceptions to this, however, and the Act does not affect:—

a. Corn rents or other payments in lieu of the tithes, which have not been converted into tithe rentcharge.
b. Rentcharges payable under the extraordinary Tithe Redemption Act, except as regards recovery.
c. Rentcharges payable in respect of gated or stinted pasture.
d. Sums or rates payable on each head of cattle or stock on common lands.
e. Sums due on account of rentcharge in arrear before the passing of the Act.
f. Rentcharge from the lands of railway companies.

If, under a contract made before the passing of the Act, *i.e.*, March 26th, 1891, the occupier is liable to pay the rentcharge, the owner is to pay the amount, but can recover from the occupier the amount properly paid by him.

3. Section 8, sub-section (1) of the Act of 1891 runs as follows:—

> "Where a sum is claimed on account of tithe rentcharge issuing out of any lands, and the county court is satisfied that, if the sum claimed is paid, the total amount paid on account of the tithe rentcharge for the period of twelve months next preceding the day on which the sum claimed became payable will exceed two-thirds of the annual value of the lands as ascertained and entered in the assessment for the purpose of Schedule B. to the Income Tax Act, 1853, or as certified as herein-after mentioned, the court shall order the remission of so much, whether the whole or part of the sum claimed, as is equal to the excess, and the amount so ordered to be remitted shall not be recoverable: and if the court is satisfied that neither such remission, nor the liability thereto, has been taken into account in estimating the rateable value of the tithe rentcharge, the court may remit such amount of any then current rate assessed on the owner of the tithe rentcharge as appears to the court to be proportionate to the amount of the remission of tithe rentcharge."

This section does not apply to any lands other than those used solely for agricultural or pastoral purposes, or for the growth of timber or underwood.

In the case of lands, which, at commutation, were the subject of a special apportionment, that is, when the tithe rentcharge in respect of a larger area was, by the desire of the landowner, specially apportioned on a smaller area, so that the smaller area bears a greater proportion of rentcharge than it would otherwise have borne, remission is not to be granted unless the court is satisfied that the applicant would have been entitled to remission if no special apportionment had been made.

If the lands with regard to which application for remission is made are assessed to Schedule B. with other lands, the surveyor of taxes for the parish is, on the application of either owner or occupier, to divide the annual value stated in the assessment between the lands of the applicant and the other lands, and give notice of the annual value as so determined, to the applicant and the titheowner; and either of these

parties can, if dissatisfied, appeal to the General Commissioners of Income Tax for the division in which the lands are assessed.

If in any case the annual value is not ascertained and entered in the assessment under Schedule B., the General Commissioners of Income Tax for the division are, on the application of either owner or occupier, to ascertain the annual value and inform the applicant; and, on payment of 1s., they are to give a certificate of the annual value of any lands. The production of this certificate appears to be necessary to obtaining remission.

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APPENDIX XVIII.

Appendix A. XVIII.

EXTRACT from a REPORT of the TITHE COMMISSIONERS dated the 1st May 1838, as to the manner in which certain discretionary powers given to the COMMISSIONERS by the Act for the COMMUTATION of TITHES in ENGLAND and WALES ought in their judgment to be exercised, and as to the rules which seemed to them expedient to lay down for the guidance of Assistant Commissioners.

(*Handed in by Mr. T. H. Elliott. See Question* 39,043.)

Those discretionary powers enabled the Commissioners, while commuting tithes for rentcharges, to increase or diminish the amount of the tithe-owners' receipts or compositions by one fifth; and further enabled them, in certain special cases (each of which was to be separately reported on by them to one of Her Majesty's principal Secretaries of State), to disregard the past compositions altogether, and to award rentcharges with reference to the average rate which shall be established in respect of lands of like description, and similarly situated, in the neighbouring parishes.

The Commissioners thought it expedient to add the following remarks as to the proper mode of assessing the expenses incurred in certain processes of commutation.

On the Increase or Decrease of the receipts of Tithe-owners when the Tithes are commuted for Rentcharges.

"A demand for an increase or decrease of the average compositions for tithe, or the amount of receipts of tithe in kind, may have reference to the compositions generally, or especially to that part of them which, instead of being paid directly to the tithe-owner, has been paid for him as rates or taxes. With the exception of one class of cases, which shall hereafter be pointed out, whenever a party applies to have an addition made to the average compositions of the seven years preceding Christmas 1835, the Assistant Commissioner we think should, as a preliminary and indispensable step, require the tithe-owner to produce proof that the value of the titheable produce during that seven years exceeded the amount of the compositions, after deducting the expenses of collecting and making due allowance for the inferiority in value produced by the mixture in the tithe-owners' samples, and by the hazard and damage incident to his mode of collecting and housing his produce. When such proof has been adduced, the tithe-payer may support the reasonableness of the composition; first, by showing any facts which make it probable that, if the tithe had been taken in kind, or if a higher rate of composition had been demanded, the average titheable produce would have been less than it was, to an extent which made the actual compositions a reasonable equivalent for the rights of the tithe-owner; or, secondly, by proving any facts which make it probable that the amount of titheable produce raised during the seven years, which are to govern the average, was only a temporary, and was not likely to be a permanent production.

"We are somewhat reluctant to attempt any enumeration of the facts, or classes of facts, which might be produced in proof of either of these propositions, because we do not wish to narrow the discretion of the Assistant Commissioners, who, when on the spot, will be the best judges of the nature of the evidence calculated to throw light on each particular case.

"In order, however, to make our own views more intelligible, we will point out some of the facts, which, it may be assumed, will be the most commonly relied on, without meaning to exclude others which may at any time appear to the assistants to bear upon the cases immediately before them. Proof may be received, we think, on the part of the tithe-payer, that the collection of tithes in kind would have been more than ordinarily troublesome and expensive; that difficulties as to roads and markets would have reduced the value of the titheable produce when collected more than usual; that unusual and expensive crops have been grown on the faith of continued compositions; that an unusually expensive system of tilling and manuring has been adopted on the faith of continued compositions; or that peculiar facilities exist for changing the culture from arable to grass. If one or more of these, or any analogous circumstances, satisfy the Assistant Commissioner that the compositions, though not representing the full value of the titheable produce, were still a fair equivalent for the rights of the tithe-owner, he should refuse to increase the rentcharge. If, after making full allowance for all such circumstances, he thinks the average compositions fell below a fair equivalent for the rights of the tithe-owner, he should increase the rentcharge, by adding to the average compositions either a whole fifth of their amount, or such a proportion of that sum as appears to him reasonable'

"When a tithe-payer applies to have the average of the compositions, or the amount of receipts of tithe in kind diminished before a rentcharge is declared, it will be for him to show, either, first, that the compositions have actually exceeded the real net value of the titheable produce during the seven years; or, secondly, that there is valid ground for believing that the cultivation and produce would not have continued to be what it was during the seven years preceding Christmas 1835, if the full rate of past compositions had continued to be exacted.

"The Assistant Commissioner may receive in evidence any facts which tend to establish either of these propositions. Two are obvious. Land may have been laid down to grass during the seven years preceding Christmas 1835, or, indeed, at any time before the passing of the Tithe Act, under circumstances which make it probable that it will continue in grass; or, the cultivation, the produce, and the compositions may have been gradually and continuously declining during the seven years preceding 1835, and the decrease may be likely to be permanent. If these or any analogous circumstances satisfy the Assistant Commissioner that the average compositions or net receipts of tithe in kind of the seven years preceding Christmas 1835 would form a rentcharge which would be more than an equivalent for the rights of the tithe-owner, he will diminish the rentcharge either by a whole fifth of the average amount of the compositions or receipts, or by such a proportion of that sum as appears to him reasonable. If he is not so satisfied he will refuse to diminish the rentcharge.

"Where tithe has been taken in kind continuously and for a considerable period, it may be assumed that the cultivation of the land has been accommodated to that state of things. In such cases the Assistant Commissioner will only have to make proper allowances for the expenses of collection, and for the inferior value (as compared with other produce) of tithe produce collected and housed by the tithe-owner. But when tithe has been taken in kind unexpectedly, discontinuously, and for a portion only of the seven years preceding Christmas 1835, then the titheable produce may have been greater, because the actual cultivation had been adopted on the faith of a continued composition. In such a case we are of opinion that the average should be amended and lowered by substituting for the receipts of these years the succeeding compositions, or, if there have been no succeeding compositions, then such a composition as may appear to the assistant would have been reasonable under the

circumstances. It must be understood, however, that this substitution is not to be carried so far as to reduce the rentcharge by more than one-fifth of the average receipts, for that would be exceeding our powers. Subject to this limitation the average obtained by such a substitution should still be open to objection as too high or too low to be perpetuated.

"We have already intimated that there is one class of cases in which the tithe-owner, making an application for an increase, should not be obliged, as a preliminary step, to prove that the actual net value of the titheable produce during the seven years preceding Christmas 1835 exceeded the amount of the compositions.

"In making this exception from the general rule, we had in view certain cases in which the accounts of the seven years may show a progressively increasing amount of titheable produce, arising from the spread of tillage, from improved, though not unusually expensive farming, from the restoration of lands to a productive state, which litigation and doubtful productive ownership or the misfortunes of the occupiers had caused to be temporarily neglected or abandoned, or from analogous causes. In some such cases the Assistant Commissioner may have a decided conviction that the increased production will be permanent, and is not dependent on the continuance of the average rate of past compositions or receipts. In such cases we are of opinion that grounds would be laid for an addition to the rentcharge to the extent of one-fifth of the compositions or receipts for tithe in kind, or some portion of that sum; as in the corresponding case of a progressive decrease of titheable produce from the decreasing breadth of arable land, or from other causes, we have already stated that grounds would be laid for a reduction of the average of the compositions or amount of receipts, whenever the assistant is satisfied that the decrease in the produce is likely to be permanent.

"We have pointed at the facts or rather classes of facts best calculated to guide the decisions of the assistants when they are called on to increase or diminish the average compositions, and in many cases direct evidence of such facts may be adduced sufficient to satisfy their minds, but this will not be the case in all. In many instances it may be impossible to obtain direct and satisfactory evidence as to the alterations which would have taken place in the efficiency or the modes of cultivation if a higher rate of composition had been demanded, or if tithes had been taken in kind. The assistants will diligently obtain all the local information possible and carefully weigh all such evidence as may be adduced by either party, and still considerable doubts may remain on their minds as to what effects a more rigorous exaction of tithe would have had on the produce. In all such cases of doubt, it appears to us clear that the rates of composition which they find prevailing in neighbouring parishes similar in quality and position ought to have considerable weight in determining their decisions. Circumstances which it may be impossible to detect in an examination of a few days have in many cases influenced in the long run the rates of composition in large districts, and accommodated those rates to the inferior state of cultivation which would gradually have followed any attempt on the part of the tithe-owner to have exacted his full legal rights. In districts in which numerous cases of voluntary commutation have already occurred, the rentcharges established by the parties themselves will, of course, afford a yet safer standard of comparison when the assistant is called on to decide cases which the direct evidence adduced has left doubtful.

"Circumstances connected with the payment of parochial rates may occasionally form a special ground for applications to increase or diminish the sum formed by the joint amount of compositions and rates. We understand the main object of the Tithe Commutation Act to be to perpetuate in the form of rentcharges the sums which the parties themselves have treated tithes as worth during the seven years preceding Christmas 1835, with the exception of certain special cases, and subject to a variation in all to the extent of one-fifth of the whole of such sums. While doing this it is also the purpose of the Act to put upon exactly the same footing the tithe-owners who have paid their own parochial rates and the tithe-owners whose rates have been paid for them by the tithe-payers. If, therefore, in two parishes, in both of which the tithes have been treated as worth 600*l.*, the tithe owner in one has received 600*l.* and paid his own rates, and in the other the tithe-owner has received 400*l.*, and 200*l.* have been paid for him as rates, that 200*l.* must be added to the 400*l.* to make up the tithe-owner's real average, and put him on a footing with his neighbour.

"There are cases, however, in which the tithe-payers, having contracted to pay rates for the tithe-owner, have proceeded to assess the tithes at a much smaller sum than they would have been assessed at had the rates been paid by the tithe-owner himself. This fact, of course, can only be established by showing the principle on which tithes had customarily been assessed in that immediate neighbourhood; and that being shown, a ground may be laid for adding something to the joint amount of rates and compositions, not strictly perhaps under the 20 per cent. clause, but because in all such cases the joint amount of the compositions, and of the rates which are shown to have been paid on the actual assessments, do not represent either the sums agreed to be paid by the tithe-payers, or the sums really paid by them when the greater amount of rates necessarily levied on their own farms, in consequence of the low assessment of the tithe, is taken into account. On the other hand, there are cases where the sums paid by the tithe-payers as rates on their tithe, represent larger sums than those which were in the contemplation of either party at the time the agreement between them was made; and form, with the compositions therefor, a larger sum than either party can be said to have treated the tithes as worth. These are cases in which unusual and therefore unexpected circumstances have swelled the rates in particular years beyond the amount of the expenditure of the parish for ordinary objects, and beyond the amount, therefore, which either party reckoned on at the time their contract was made.

"The rules which we have here established appear to us such as, when fairly and steadily applied to individual cases, will do justice to both parties. Our conviction is, that while doing such justice they will carry on the compulsory commutation very much in the spirit and with the results that have hitherto characterised the voluntary commutation. It appears from the Returns made to Parliament that the rentcharges fixed by voluntary agreement in the different counties have oscillated within moderate limits on each side of past compositions; and we believe that the rules which we now submit for the guidance of the assistant Commissioners will have the effect of making the rentcharges established by compulsory awards oscillate in a similar manner."

Special Cases.

"Special cases are cases reserved by the 38th clause of the Act for a separate adjudication. In these cases the past dealings of the parties are to be wholly neglected, and the rentcharges decreed are to be determined by the rentcharges established in lands of the like description, and similarly situated, in the neighbouring parishes. Such cases will probably be very much confined to the three classes enumerated in the Commutation Act; namely, cases of direct fraud and collusion; cases in which a great length of time has elapsed since the making a composition which remained in force during the seven years preceding Christmas 1835; and cases in which the parties have stood in some peculiar relation to each other, by which the free agency of one of them was restrained, or in consequence of which the composition nominally made for tithes was only part of a bargain including other property demised, and affords no evidence of the separate value of the tithes. But as we are in every case to report to the Secretary of State the grounds upon which we have reserved a parish for such separate adjudication, and as we are confined to the establishment of rentcharges limited by the rate of those fixed on similar land, in the neighbouring districts, we think the rule to those cases may, without any danger, and with some advantage, be put in a more general form; and that every case should be declared to be a special case in which it appears that, for some peculiar circumstances, the past compositions afford no evidence of what the parties themselves considered the tithe-owner's rights as worth during the seven years preceding Christmas 1835."

APPENDIX XIX.

TITHE COMMUTATION.

SUMMARY of the INFORMATION in the POSSESSION of the BOARD OF AGRICULTURE as to the COMMUTATION OF TITHE RENTCHARGE in certain PARISHES, with an ANALYSIS of the respective TITHE APPORTIONMENTS.

(*Handed in by Mr. T. H. Elliott. See Question* 39,084.)

Parish of High Laver, Essex.

It was stated at the award meeting that a survey of the parish had recently been made at the expense of the occupiers, and the area of arable land, meadow, wood, gardens, homesteads, &c., and of the roads and waste as ascertained by the survey, was reported. The figures given included the glebe, the total contents and annual value of which were separately stated.

Taking the receipts at 375*l.* and the rates at 75*l.*, 450*l.*, the landowners offered to consent, without further discussion, to a rentcharge of 500*l.*, the tithe-owner's agent having required a special case on the ground that his principal was and had been incapable of managing his own affairs.

The offer was refused, and the titheowner's agent then stated that the compositions had averaged 362*l.* 0*s.* 6*d.* during the previous seven years, and claimed an allowance of 73*l.* 10*s.* for rates, or a total of 435*l.* 10*s.* 6*d.*, an increase of 20 per cent. on this sum being required.

This would have given a rentcharge of 522*l.* 12*s.* 7*d.*, and after much discussion the landowners stated that they would offer no evidence against a rentcharge of 520*l.* This sum was awarded.

An analysis of the apportionment shows that the arable land in the parish was charged on the average at 6*s.* 2*d.*, the pasture at 4*s.* 10½*d.*, the wood at 1*s.* 5¼*d.*, and the miscellaneous lands at 6*s.* 7*d.* per acre.

Parish of Abbotts, Roothing, Essex.

In the award report the area of the parish and its division as between arable land, meadow and pasture, wood, homesteads, and gardens, and roads and lanes are stated. The total area and annual value of the glebe are also given. The average receipts for tithes during the seven years were stated to have been 325*l.*, and the average allowance for rates had been ascertained to have been 64*l.*, or a total of 389*l.*, to which no objection was made. An increase of 20 per cent., was then claimed by the titheowner under section 38 of the Act, on the ground that his compositions had been founded upon a quantity of 1,325 acres, whereas a recent survey of the parish had shown the real quantity to be 1,601 acres. The landowners having considered the statements of the titheowner then said if he would reduce his claim from 77*l.* 16*s.* to 61*l.* they would not bring forward any evidence against it. The titheowner assented, and a rentcharge of 450*l.* was thereupon awarded.

An analysis of the apportionment shows that the arable land in the parish was charged on the average at 6*s.* 3¼*d.*, the pasture at 4*s.* 8¼*d.*, the wood at 1*s.* 3*d.*, and the miscellaneous lands at 4*s.* 11*d.* per acre.

Parish of Grainthorpe, Lincoln.

At the award meeting a letter dated 6th June 1724 was put in, which described in considerable detail, "the custom of paying the tythes in the said parish." The titheowners were, however, not prepared to admit the correctness of the description, which they stated to be inconsistent with an Exchequer Decree of the 22nd year of the reign of Charles II. Several meetings were held, and eventually the landowners and titheowners "put an end to all disputes by mutually acceding to "a rentcharge of 900*l.*"

The award sets out the area of the parish and its division as between arable and meadow and pasture land, and enumerates certain instances which have been established.

An analysis of the apportionment shows that the arable land in the parish was charged on the average with 8*s.* and the pasture with 3*s.* 0¼*d.* per acre.

Darish of Hedon, East Riding, York.

At the award meeting the average payments were admitted to be 45*l.* 16*s.* 8*d.*, but notice was given on behalf of the titheowner that the average payments did not fairly represent the sum which ought to be taken for calculating the permanent rentcharge, and the titheowner claimed an increase.

All parties concerned in an increase of 20 per cent., or 9*l.* 3*s.* 4*d.*, making a total proposed rentcharge of 55*l.*; and at an appeal meeting no objections of any kind were made.

Subsequently a question was raised by the Tithe Commissioners as to the validity of one of the compositions, an alleged modus of 20*d.* an acre for the summer pasture of the lands lying outside a certain ancient foss or canal called the Old Haven, then filled up. This modus did not appear to have existed for a sufficient period to give it validity, and several further appeal meetings were held, the result being that the modus had to be treated as invalid.

The final award was:—

	£	s.	d.
Tithe compositions - - -	45	16	8
Rates on two-thirds of ditto, paid by occupiers - - - -	6	0	0
Land tax - - - -	0	16	0
Add one-fifth - - -	10	7	4
	63	0	0

The compositions included 2½*d.* for milk cows, 1*d.* for every stock of bees, 2*d.* an acre for the grazing of certain lands, as well as prescriptive payments and tithes in kind.

An analysis of the apportionment shows that the arable land in the parish was charged on the average with 15*s.* 3¼*d.*, the pasture with 2*s.* 10¼*d.*, and the miscellaneous land with 12*s.* 10½*d.* per acre.

Parish of Newchurch, Radnor.

	£	s.	d.
At the award meeting the compositions, which had not varied during the septennial period, were admitted to have been - -	138	7	0
The rates and taxes had been paid by the occupiers for the first six years, and by the rector for the seventh year. The average amount being admitted to be 12*l.*, six-sevenths of 12*l.* equals - -	10	5	8
	148	12	8

Notice was given by the rector under section 38 that the average receipts for the seven years did not represent the full value of the tithes, and he claimed an increase.

On the other hand, notice was given by certain of the landowners that the average compositions exceeded the just and true value of the tithes, and they claimed a decrease of 20 per cent. Evidence was given by the landowners in support of their claim, but it was so discrepant that the Assistant Commissioner decided to award the average receipts, namely, 148*l.* 12*s.* 8*d.*

At the appeal meeting objection was again urged, on behalf of the rector, to the amount proposed to be awarded, but after examination of the evidence tendered the award was adhered to.

An analysis of the apportionment shows that the arable land in the parish was charged on the average with 3*s.* 4¼*d.* and the pasture with 2*s.* 0¾*d.* per acre.

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Parish of Ashford, Devon.

The tithes had been compounded for on a method apparently based partly on produce and partly on a poundage rate, but the amounts of the compositions were nearly uniform during the seven years of average, the average receipts being 75*l.* 5*s.* 4¾*d.*

All parochial rates on the tithe were paid by the titheowner.

After a long negotiation an increase of about 10*l.* was agreed to, on the ground that the compositions were low, and the value of the tithes of pigs, geese, and honey not sufficiently accounted for; and a rentcharge of 85*l.* was agreed to by all parties.

A rough estimate showed that the value of the tithes in kind might have been expected to be about 84*l.*

An analysis of the apportionment shows that the arable land in the parish was charged on the average with 5*s.* 6½*d.*, the pasture with 3*s.* 6½*d.*, and the miscellaneous land with 6*s.* 4*d.* per acre.

Township of Houghton-le-Spring (Parish of Houghton-le-Spring), *Durham.*

The tithes had been compounded for, the average of the compositions being 236*l.* 3*s.* 6*d.* In addition the tithepayers had paid poor rates amounting to 25*l.* 3*s.* 1*d.*, making a total of 261*l.* 6*s.* 7*d.* In lieu of these compositions and of the tithes of the glebe land the parties agreed to a rentcharge of 344*l.* 7*s.* 1*d.*, of which 83*l.* was to be apportioned on the glebe lands, leaving 261*l.* 7*s.* 1*d.* to be paid by the tithepayers.

A rough estimate of the value of the tithes, if taken in kind, showed the net value to be about 355*l.* 11*s.* 8*d.*

An analysis of the apportionment shows that the arable land in the parish was charged on the average with 5*s.* 2*d.*, the pasture with 4*s.* 7*d.*, and the miscellaneous land with 6*s.* 4*d.* per acre.

Township of Aintree (Parish of Sefton), *Lancaster.*

A meeting was held for the purpose of making an award for this township. As a result of this meeting, it appears to have been considered that the tithes were worth more by 20 per cent. then the average of the seven years.

Finally the parties came to an agreement to commute by a rentcharge of 135*l.*, made up as follows:—

	£	s.	d.
Average of the seven years' receipts	109	4	8
20 per cent. added	21	16	11
Collecting, &c., 2½ per cent.	3	5	7
Small tithes and Easter dues	0	12	10
	135	0	0

This sum was ultimately admitted by the landowners rather than defend a lawsuit, which was considered to be the only alternative, and which there was some reason to apprehend might have upset the custom of taking one-eleventh for tithe corn, if not also the hay moduses.

The rough estimate of the value of the tithes, taking the corn tithe as one-tenth, and accepting the moduses as valid, gave a total of 134*l.* 3*s.* 0¾*d.*

An analysis of the apportionment shows that the arable land in the parish was charged on the average with 3*s.* 9½*d.*, the pasture with 3*s.* 3¾*d.*, and the miscellaneous land with 4*s.* 0¼*d.* per acre.

Parish of Appleshaw, Hants.

The tithes were compounded for. When the agreement was made the titheowner stated his average receipts to have been 202*l.* 4*s.* 10*d.*, as made up below, and it was unanimously agreed that the commutation should be fixed at 206*l.*, being an increase of 2 per cent.

	£	s.	d.
Total compositions in years of average	1,314	19	0
Less abatements made	152	4	0
	7)1,162	15	0
Average	166	2	1
Add rates paid by landowners	36	2	9
	202	4	10

It appeared by inquiry that had the tithes been taken in kind they would have closely approached the above figure, the net value being estimated as 203*l.* 8*s.*

An analysis of the apportionment shows that the arable land of the parish was charged on the average with 5*s.* 10½*d.*, the pasture with 7*s.* 8½*d.*, the wood with 1*s.* 1½*d.*, and the miscellaneous land with 7*s.* 5½*d.* per acre.

Township of Nuthurst (Parish of Hampton-in-Arden), *Warwick.*

The tithes of this township were not taken in kind. The average compositions received during the seven years of average were 114*l.* 3*s.* 4¾*d.* To this was added a sum of 7*l.* 10*s.*, which it was admitted by the landowners had been omitted to be collected through an error of the agent. The rates were reckoned as 8*l.* 6*s.* 6*d.*

The parties agreed to a rentcharge of 132*l.*, of which 2*l.* was placed on the glebe land.

The inquiry appeared to show that if the tithes had been taken in kind the net receipt might have been expected to be 183*l.* per annum.

An analysis of the apportionment shows that the arable land of the parish was charged on the average with 4*s.* 8½*d.*, the pasture with 3*s.* 0½*d.*, the wood with 10*d.*, and the miscellaneous land with 7*s.* 4*d.* per acre.

Appendix A. XX.

APPENDIX XX.

Memorandum on Agriculture in Denmark.

(*Handed in by Mr. T. H. Elliott. See Questions* 39,304; 39,916; 39,922.)

1.—Information as to the general condition of Danish agriculture, and the distinctive and local features of the rural economy of Denmark may be found in the report supplied by Mr. H. M. Jenkins, one of the Assistant Commissioners to the Duke of Richmond's Commission of 1881–2 (C. 2,678–80). The same report refers also to the earlier growth of an export trade in certain agricultural products between Denmark and the United Kingdom.

Later details have, from time to time, been furnished in the Diplomatic and Consular Reports published by the Foreign Office, and from these, together with the official publications of the Danish Government, the Board of Agriculture prepared, in 1892, a special report on the Danish dairy industry, which was published, together with similar reports relating to Sweden and Germany, in (C. 7019).

From the information thus available, supplemented and brought up to date from more recent Danish publications, the present memorandum has been compiled, dealing with the steps, both educational and administrative, which have been taken by the government of Denmark to develop the export trade in dairy produce, live stock, and bacon from that country.

2.—The territory of Denmark covers an area of about 9,350,000 acres, and the total population at the last

census, February 1890, was 2,185,335, comprising 723,547 in urban districts, and 1,461,788 in rural districts.

3.—According to the official returns of 1888, the cultivated area is about 7,000,000 acres. The relative importance of the different crops may be seen from the following statement of the distribution of the arable and pastoral acreage at different periods:—

Description of Crops.	Acreage, 1871.	Acreage, 1876.	Acreage, 1881.	Acreage, 1888.
Wheat	140,200	152,701	137,818	119,691
Barley	750,430	760,492	781,408	734,844
Oats	914,257	940,448	991,394	1,050,456
Rye	611,029	625,668	660,065	692,587
Buckwheat	49,159	54,167	46,814	55,855
Beans and Peas	87,438	89,461	70,409	42,594
Mixed Corn	134,617	179,618	226,772	333,377
Total corn crops	2,687,130	2,802,555	2,917,680	3,029,404
Potatoes	105,882	104,240	110,306	128,849
Turnips, Beet, and other Roots.	13,876	23,157	46,683	130,439
Colza	4,284	1,384	2,743	1,149
Spergula	4,689	5,074	29,159	46,779
Flax, Hemp, Hops, &c.	14,553	8,935	7,045	5,599
Clover and Grass under rotation.	334,516	403,158	396,418	456,585
Grass meadows and permanent pasture.	2,647,492	2,664,445	2,766,766	2,625,865
Bare fallow	585,729	610,883	638,116	637 696

4.—The most striking feature in the foregoing statement is the increase in the areas devoted respectively to oats, mixed corn, spergula (spurrey), roots, and clover and rotation grasses, and it is to be noticed that this extension of the cultivation of fodder crops has been accompanied by a corresponding development of the number of horses, cattle, and swine reared in Denmark.

5.—The estimated numbers of live stock from 1871 to 1893 are shown below:—

Year.	Horses.	Cattle.	Sheep.	Swine.
1871	316,570	1,238,898	1,842,481	442,421
1876	352,262	1,348,321	1,719,249	503,667
1881	347,561	1,470,078	1,548,615	527,417
1888	375,533	1,459,527	1,225,196	770,785
1893	410,639	1,696,190	1,246,552	829,131

The number of cows in the census years since 1871 may be shown as follows:—

Years.	Number of Cows.	Number per 1,000 of the Population.
1871	807,513	448
1876	898,012	474
1881	898,790	452
1888	954,250	448
1893	1,011,098	449

6.—Although the steady increase in the numbers of horses, cattle, and pigs has been accompanied by a great augmentation of the arable acreage under fodder crops, the development of the dairying industry and, in a lesser degree, of pig-keeping has created a greater demand for natural and artificial feeding stuffs than could be satisfied by the productive capabilities of the kingdom.

7.—This will be evident from the following table, showing the net imports into Denmark of bran and oil-cake since 1878–79.

Year.	Bran.	Oil-cake.
	Lbs.	Lbs.
1878–79	12,430,000	13,750,000
1879–80	30,910,000	34,287,000
1880–81	85,635,000	47,509,000
1881–82	85,712,000	48,565,000
1882–83	73,161,000	43,032,000
1883–84	143,825,000	57,177,000
1884–85	176,233,200	71,577,000
1885–86	121,121,103	52,002,967
1886–87	200,457,400	95,559,100
1887–88	215,627,500	141,695,719
1888–89	233,502,465	147,994,155
1889–90	263,055,089	136,564,307
1890–91	177,916,190	173,328,143
1891–92	189,948,205	133,778,981
1892–93	194,411,472	150,437,994

8.—The export trade of Denmark in agricultural produce is mainly confined to animals, animal products, and barley. The net exportation of these articles for a series of years is shown in the statements below:—

Year.	Cattle.	Sheep.	Swine.
	No.	No.	No.
1882–83	110,336	80,457	323,230
1883–84	104,103	79,948	317,730
1884–85	88,761	47,379	193,377
1885–86	79,019	55,774	198,647
1886–87	87,788	53,685	259,088
1887–88	77,297	26,255	60,745
1888–89	87,542	55,737	24,914
1889–90	125,992	50,201	67,315
1890–91	95,407	26,462	200,361
1891–92	95,101	17,872	197,148
1892–93	77,685	1,521	53,885

Year.	Butter.	Bacon.	Barley.
	Lbs.	Lbs.	Bushels.
1882–83	29,319,382	13,090,000	2,617,393
1883–84	28,614,678	28,490,000	129,366
1884–85	27,241,737	21,120,000	1,019,255
1885–86	35,457,206	21,890,000	2,391,256
1886–87	38,592,646	30,800,000	2,443,084
1887–88	51,950,236	65,780,000	2,227,503
1888–89	56,884,643	71,940,000	1,018,065
1889–90	72,042,593	64,460,000	579,739
1890–91	77,610,187	62,040,000	1,545,539
1891–92	75,960,038	78,540,000	731,823
1892–93	78,956,086	84,150,000	1,195,905

9.—As regards the exports of bacon, it may be observed that the sudden increase in 1887–88 was coincident with the establishment of co-operative bacon factories in Denmark. The first organisation of this kind was formed in 1887 by a number of farmers in the Horsens district. In view of the success which had already attended the application of co-operative principles to the dairy industry, the new venture was regarded with much interest by the agricultural community, and companies were hastily formed in several districts for the erection of similar establishments. The closing of the German ports to live swine from Denmark in the winter of 1887–88 afforded a further impetus to the movement, and bacon factories sprang up rapidly in all parts of the country, so that by the end of 1890 there were 34 of these establishments, of which number 17 had been erected by co-operative associations of farmers.

The remarkable and rapid growth of the exports of butter may render it desirable to state in more detail the circumstances under which this trade has developed.

Appendix A. XX.

Dairy Industry in Denmark.

10.—The importance of fostering the dairy industry in Denmark was first recognised by the Royal Danish Agricultural Society, and the encouragement offered by this society, subsequently seconded by State aid, induced a number of eminent scientific men to undertake a series of investigations with the object of determining rational principles for the various processes of dairying. As a result of these inquiries the thermometer and scales were adopted as indispensable appliances in properly managed establishments, and a reliable and detailed method of book-keeping was gradually introduced. These useful innovations were followed by the organisation of a systematic and thorough scheme of practical instruction in dairy management.

About 1870 it became usual to cream the milk in deep cylindrical tin vessels by means of ice. Numerous exhibitions throughout the country aroused the interest of farmers, and helped to bring under their notice the improvement and development of which the industry was capable. The manufacture of machines and utensils used in dairy farming, and the exports of butter, colouring substances, and rennet, as well as of dairy appliances, began to assume considerable proportions.

Agriculturists next directed their attention to the selection, feeding, and management of their cows. Autumn calving made it possible to produce large quantities of butter in the winter. Large owners and farmers showed the way to this reform and the small men soon followed.

11.—A further impetus was given to the dairy industry by the adaptation of centrifugal power for obtaining the cream from the milk. At the present time steam centrifugal separators are employed in all parts of the country by large proprietors and farmers. The dairies are either run by landowners who buy up milk from small farmers and occupiers (*Fællesmælkerier*), or co-operative societies (*Andelsmælkerier*) are formed by the farmers themselves for the purpose of establishing factories, to which the milk is consigned by the shareholders and made into butter.

Separated milk is sometimes retained at the dairies, and made up into skim-milk cheese, but it is more frequently used for feeding swine and young stock.

12.—The manufacture of cheese in Denmark is chiefly confined to the production of various forms of skim-milk cheeses for local consumption, and is not yet of sufficient importance to require detailed notice.

Trade in Butter.

13.—Until about the year 1880 the butter produced in Danish dairies was delivered to local dealers or agents, who afterwards disposed of it through a broker to the wholesale exporters. But with the increasing demand for Danish butter in England, the export merchants found it to their advantage to negotiate directly with the producers. The middlemen have gradually disappeared, and as the weekly trade communications have become reliable and regular, the exporters have arranged for the delivery of the butter from the dairies. The various deliveries of butter are graded according to quality, and the product is then ready for direct export to England.

14.—Having thus dispensed with the services of the middleman at home, the Danish exporters appointed by the State, subsequently succeeded in avoiding the English commission agents by entering into direct business relations first with the wholesale butter merchants, and later with the retail dealers in this country. The trade is now arranged in such a manner that the English merchants and dealers telegraph their orders weekly on Thursday to the wholesale exporters in Denmark, and the butter is despatched by steamship on the following day. The freight is paid by the purchasers, and the price is regulated by the Copenhagen quotation on the day of shipment. M. Böggild, in his work on the Dairy Industry of Denmark, says that this arrangement has three advantages: in the first place, the risk is avoided of the butter remaining unsold in the hands of a commission agent; secondly, the agent's commission of two or three per cent. is saved; and finally, the English purchaser is sure of receiving the article in such quantities as he requires.

15.—The market price of Danish butter is fixed by a committee at Copenhagen. The committee meets every Thursday to fix the wholesale price of butter for the ensuing week, this being a fair price arrived at after taking the quotations of foreign markets and other factors into consideration.

The following table, taken from a report by M. Böggild,* gives the average of the highest weekly prices, wholesale, in each month of the last 10 years.

* Tidskrift for Landökonomi, 1894.

Average Wholesale Prices per Lb. of the Finest Danish Butter.

—	1883–4.	1884–5.	1885–6.	1886–7.	1887–8.	1888–9.	1889–90.	1890–1.	1891–2.	1892–3.
	s. d.	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*
November	1 3½	1 2½	1 1½	1 1	1 0½	1 0½	1 0½	1 1	1 1½	1 1
December	1 3	1 2½	1 0¾	1 1¼	1 0½	1 1½	1 0¾	1 0¾	1 1½	1 0½
January	1 2½	1 1½	1 1	1 0½	1 0	1 0½	0 11¾	1 0½	1 1¼	0 11¾
February	1 3	1 0¾	1 0¼	0 11½	0 11¾	1 1	1 0	1 0	1 1	0 11
March	1 1¾	1 0¾	0 11½	1 0	0 11¾	1 0½	0 11¾	1 0¾	1 0½	0 11
April	1 0¾	0 11¾	0 10½	0 10½	0 10	0 10¾	0 11½	0 11	0 11	0 10½
May	0 11½	0 10½	0 10	0 9¼	0 9½	0 10¼	0 10	0 9½	0 11	0 9¾
June	0 11	0 10¼	0 9	0 9½	0 10½	0 10½	0 9¼	0 9¾	0 10½	0 10¼
July	0 11¼	0 10¾	0 10½	0 11	0 10¾	0 11	0 9¼	0 10¼	0 10¾	0 11½
August	1 0½	0 11¾	0 10¾	1 0¼	0 10½	0 11	0 10	0 10¾	0 10¾	0 11½
September	1 1¾	1 1	0 11½	1 0½	0 10¾	0 11¼	0 11¼	0 11½	0 11¾	1 0¾
October	1 3¼	1 1¾	1 1¼	1 1¼	1 0¼	1 0	1 0½	1 1	1 1¼	1 0½

Attention is directed by M. Böggild to the fact that these prices do not always represent the highest prices paid, as in 1888 several dairies received 1*d.* per lb. in excess of the highest wholesale quotation, and in more recent years many dairies producing butter for export have regularly received from ¼*d.* to ¾*d.* per lb. over the Copenhagen quotation.

16.—In the winter of 1888–1889 an association of about 100 co-operative dairies was formed in Zealand and Lolland, with the object of exporting butter direct from the dairies to England without the intervention of the export merchants. Agents have been appointed in England to whom the butter is consigned, and as the result of a spirit of competition, which has arisen between these representatives of the associated dairies and the export merchants at Copenhagen, the price of Danish butter to the English consumer has been considerably reduced. M. Böggild remarks that the facilities of export have contributed to the development of this consignment trade, which has injured the interests of the butter exporters and can scarcely have been of advantage to the producers.

17.—Denmark's exports and imports of butter are shown, in English equivalent weights (1 Danish pund = 1·102 lb. avoirdupois), in the following tables:—

Net Exports of Butter from Denmark.

Years.	Net Exports.
	Lbs.
Average 1865–9	9,669,771
„ 1870–4	18,762,324
„ 1875–9	23,517,401
„ 1880–4	24,445,625
Single year 1884–5	27,242,000
„ 1885–6	35,457,000
„ 1886–7	38,592,000
„ 1887–8	51,950,000
„ 1888–9	56,884,000
„ 1889–90	72,043,000
„ 1890–1	77,610,000
„ 1891–2	75,960,000
„ 1892–3	78,956,000

It may be interesting to show the figures for the last three years in more detail; these are given by M. Böggild, in a report* to the Royal Agricultural Society of Denmark, as follows:—

Imports of Butter into Denmark in the Years 1890–1, 1891–2, *and* 1892–3.

Countries.	1890–1.	1891–2.	1892–3.
	Lbs.	Lbs.	Lbs.
From Sweden	10,767,000	12,120,000	13,105,000
„ Russia	9,197,000	8,738,000	10,252,000
„ Germany	2,312,000	2,832,000	2,714,000
„ America	1,165,000	299,000	—
„ England	409,000	251,000	303,000
„ other countries	98,000	17,000	103,000
Total	23,948,000	24,257,000	26,477,000

Exports of Butter from Denmark in the Years 1890–1, 1891–2, 1892–3.

—	1890–1.	1891–2.	1892–3.
	Lbs.	Lbs.	Lbs.
To England	98,348,000	97,680,000	102,008,000
„ Germany	1,832,000	1,457,000	2,078,000
„ Sweden	585,000	285,000	780,000
„ Norway	290,000	387,000	198,000
„ Holland	236,000	107,000	146,000
„ other countries	267,000	299,000	222,000
Total	101,558,000	100,215,000	105,432,000

From the foregoing table it will be seen that about 97 per cent. of the total quantity of butter exported from Denmark in 1890–93 was shipped to the United Kingdom.

Co-operative Dairies.

18.—The development of the dairy industry in Denmark has been accompanied by a remarkable extension of the co-operative system. This system has been adopted to meet the want of organisation felt by the farmers, and has proved eminently successful so far as the dairies are concerned.

It is estimated by M. Böggild that there are now about 1,000 co-operative dairies in existence throughout the country. In nearly all cases the farmers who produce the milk are also the owners of the dairy buildings and plant. The milk is always paid for by weight and not by measure, but in many dairies, between 300 and 400, the price is also regulated by the percentage of fat in the milk.

19.—In a work published in 1887,* M. Böggild furnishes several copies of the articles of association of co-operative dairies. The following specimen may be regarded as typical of the lines upon which these associations of dairy farmers are constituted.

Articles of Association.

Par. 1.

The object of the co-operative association is to erect a dairy and to provide the members with the highest possible profit on their cows, by separating the milk in centrifugal separators and manufacturing the cream into butter for sale, while the separated milk shall be made into sufficient skim-milk cheese to supply the requirements of the members and the neighbourhood, and the remaining separated milk, butter-milk, and whey shall be sold to the members at a fair price.

Par. 2.

Any person holding milch cows may be admitted to the association, provided two-thirds of the members vote in favour of his admittance, but any member admitted after the association has begun its operations shall pay an entrance fee of 5*s*. 6*d*. per cow. Every member has as many votes as he has cows.

Par. 3.

The directorate of the association shall be elected by the members, and shall consist of five directors, who shall choose from among themselves a chairman, a secretary, and a treasurer, but these three offices must never be combined in one and the same person. The directorate shall represent the interests of the individual members in all matters concerning the association, and the signature of the directorate is absolutely binding on the association. One director shall retire every year; in the first five years of the association he shall retire by ballot, but afterwards in rotation; he is eligible for re-election. The directors receive no remuneration, but they may employ a book-keeper, whose annual salary shall be at the rate of 6*d*. per cow, and they have the right to take any sums from the funds of the dairy for the payment of expenses incurred on behalf of the association.

Par. 4.

The highest authority is vested in the general meeting, which shall be regularly held in the month of February, when every question at issue between the directorate and the members, or between members, shall be finally settled. At this meeting the directorate shall present the account and balance sheet of the previous year, and a statement of the proposed operations for the ensuing year. The meeting shall proceed to the election of a new director, an accountant, and an auditor (the auditing shall be carried out by two members of the association, one of whom shall retire each year). An extraordinary general meeting may be called whenever the directors consider necessary, or when three-fourths of the members hand in a written request to that effect. No general meeting shall be valid unless at least two days' notice thereof has been given in writing or printing to every member, together with a list of the subjects to be discussed. Members can introduce special subjects, but a decision can only be taken thereon when such subjects have been formally recognised, otherwise the decision must be deferred till the next meeting. Alterations in, or additions to, the articles of association, and resolutions to liquidate the association can only be carried when three-fourths of the total votes are recorded in favour thereof. All other matters and election of officers shall be carried by a simple majority.

Par. 5.

The directorate is authorised to contract a loan for the erection of the dairy and purchase of plant. For the repayment of this loan every member is held liable

* Tidskrift for Landökonomi, 1894.

* Andelsmœlkerier.—Meddelelser samlede og bearbejdede af Bernhard Boggild, 1887.

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in the proportion to the number of his cows, until the loan has been repaid.

Par. 6.

When a farm belonging to a member is sold, or otherwise transferred, the share in the dairy is sold therewith, provided that the new owner or tenant will accept all the rights and duties of his predecessor in respect to the dairy. In other cases the association shall pay to the outgoing member, or his heirs, or his creditors, one-half only of the amount of his share. Until the debt on the dairy is paid off a member can only withdraw on giving up his farm. A member who desires to withdraw must give three months' notice to the directorate, and even then he shall only have a right to receive half the amount of his share. Any member expelled by a vote at the general meeting forfeits all claims on the dairy.

Par. 7.

The directorate may engage a dairyman, who shall manage the operations of the dairy and keep all the books with the exception of the cash book and minute book. The dairyman shall engage, pay, and board the assistants; of the latter there shall be at least one person experienced in dairying, and understanding the preparation of butter, and at least one must be acquainted with the management of the machines. The dairyman shall receive a small fixed salary quarterly as well as free lodging, with a garden, light, and firing, and sufficient butter and cheese to meet the requirements of himself and his family; he shall also receive a commission on every hundred pounds of butter sold at a satisfactory price.

Par. 8.

The milk shall be paid for according to its fat contents, which shall be determined by the dairyman; the milk will be weighed on its arrival at the dairy.

Par. 9.

In proportion to the quantity of milk he delivers every member is bound to take back the butter-milk and separated milk, and he shall pay for these by-products at the rate of one öre per lb. until the debt on the dairy is fully paid off. Later, the general meeting will decide every year at what price these by-products shall be sold to members, but as a rule the actual value shall be paid. Cheese must only be made in such quantities as will return the actual value of the milk used for the purpose.

Par. 10.

Any balance accruing under paragraphs 8 and 9 shall be devoted to covering the expenses of working and maintenance, while all the remainder is to be used in payment of the interest on, and the extinction of, the debt of the dairy. Losses on the other hand shall be borne by the members, each in proportion to the sum representing the quantity of new milk he has delivered.

Par. 11.

As soon as the debt on the dairy is paid off, the chairman, accountant, and dairyman shall take an inventory of the society's assets. The total value thereof shall be apportioned as shares among the members in proportion to the quantity of milk each has delivered since the foundation of the dairy. Thereafter the yearly profits are to be divided in such a way that in the first place five per cent. is paid on every share, and the remainder is to be distributed in proportion to the value representing the milk delivered by each member during the previous year.

Par. 12.

The dairy shall provide and maintain the necessary transport churns and shall undertake the transport of the milk to the dairy. If a member supplies less than 100 lbs. of milk daily, he must take the milk to the nearest high road along which the dairy cart runs. Quantities exceeding 100 lbs. will be fetched from the member's house, but he must keep the private road in good condition. The milk churns must be ready for delivery at the time fixed for the cart to call.

Par. 13.

Every member must keep his transport churns perfectly clean, and he must see that the milking is properly carried out, that all the milk is immediately passed through a strainer into the churns, and that the latter are placed in cold water which is changed when necessary. Milk from sick cows must not be sent to the dairy, and no milk must be sent until five days have elapsed after calving. It is the duty of the dairyman, when weighing the milk at the dairy, to see that it is fresh and good. If the churns are not clean or the milk not sweet, the dairyman shall on the first occasion give notice in writing to the member concerned. If these faults are not at once remedied the dairyman may refuse to receive the milk, and if the cans are repeatedly found to be improperly cleaned the member concerned shall be fined each time 2*s*. 3*d*. for every cow he holds. Members are not allowed to offer butter or cheese for sale, nor are they permitted to sell their milk to other dairies. But they may keep a sufficient quantity of milk to meet the requirements of their families, and they may give away or sell milk to the peasants in the neighbourhood who keep no cows, provided the interests of the association are not thereby injured. The members have the right to obtain butter for their families from the dairy at a price per pound equal to that which the dairy is receiving for the product.

Par. 14.

Members are bound to feed their cattle in such a way that the milk possesses no flavour which is likely to depreciate the quality of the butter. Cabbage, turnip tops, and kohlrabi tops must never be given to the cows. Turnips, kohlrabi, potatoes, rye, vetches, beans, as well as sunflower seed-cake, earth-nut cake, and similar foods, are not absolutely prohibited, but when such questionable or doubtful feeding materials are given to milch cows the member using them must notify the fact to the dairyman, in order that special attention may be given to the quality of the milk. If the milk, or cream, or butter is detrimentally flavoured thereby, it is the duty of the dairyman to notify the fact to the member concerned, and if no improvement is observed the dairyman may refuse to receive the milk. The chairman of the dairy and the dairyman can at any time prohibit the use of any fodder considered unsatisfactory. Any member who infringes such a prohibition shall be fined from 2*s*. 3*d*. to 11*s*. per cow, and pay for any damage or loss he may have occasioned as estimated by the chairman, accountant, and dairyman.

Par. 15.

In order that the members may obtain cheap and good feeding materials the directorate shall arrange for the purchase of such materials in bulk, and shall undertake the delivery of same to the members. In order to ensure that the butter may at all times have a satisfactory aroma, every member is bound to purchase as much rape cake as shall furnish at least 1lb. of the cake daily to every cow during the winter. Finally, the directorate shall seek by every means to get the members to adopt a good, rational, and economical system of feeding their cows, by arranging for the purchase and delivery of grass seeds, &c., so that such grasses and plants may be cultivated as shall have a beneficial influence on the quality of the butter.

Par. 16.

It shall be the duty and right of the directorate and of the dairyman, whenever they think fit, to visit the members' farms and to inspect the sheds, fodder lofts, and troughs, fields, milking sheds, &c., and the members must give them all necessary help and information. If it is afterwards found that a member has concealed anything, or given false information, he shall be fined from 2*s*. 3*d*. to 11*s*. per cow, and make good any loss or damage he may have occasioned.

Par. 17.

In order that no infectious disease may be spread through the dairy, and that the separated milk may be

of the greatest use to the members, the separated milk shall always be heated at the dairy in order to preserve it. If an infectious disease breaks out in the family, or among the stock of a member, the member must immediately cease to deliver milk at the dairy until the disease has disappeared and his farm has been properly disinfected. In the event of sickness among the staff of the dairy the dairyman shall have the sick person removed immediately and the dairy must be disinfected. Any infringement of this clause shall be punished by a fine up to 5*l*.

Par. 18.

It is the duty of the directorate to supervise the work of the dairyman and to take care that the dairy, together with the machinery and plant, is at all times in proper working order. It is especially the duty of the directorate, in the spring of each year, to see that the dairy and all machinery, &c., is thoroughly overhauled and repaired, so that the work may proceed in good order during the hot and busy summer season. Every spring after the repairs have been carried out, the chairman, accountant, and dairyman shall take stock of all the plant and fittings in the dairy so that the members may have an estimate of the value of the property and ascertain whether there has been any depreciation.

Par. 19.

It is the duty of the directorate to see at all times that the balance in cash is invested in some suitable manner for the benefit of the association. Once a month there shall be a settlement of the amounts due to the members for milk, after deducting the value of butter, &c., which they may have received from the dairy. The distribution of dividends and profits is made once a year after the accounts have been made up and the general meeting held.

Par. 20.

All matters not provided for in these articles must be brought before the general meeting, which alone can make changes in or additions to these provisions.

Commenting on the above rules, M. Böggild remarks that it is of the utmost importance to the success of the dairy that the dairyman shall be thoroughly competent. He should not only understand the manufacture of butter, but should also be able to keep the books, test the milk, check deliveries, &c.

Members of co-operative societies are recommended to thoroughly clean the transport churns in which the skim-milk and butter-milk are brought back from the dairy, using boiling water for the purpose. To spare soda, M. Böggild says that the churns can be scrubbed inside and outside with lime water, and afterwards rinsed out several times.

In the rules of most co-operative dairies, it is provided that the cows shall be milked dry. The hour is sometimes fixed at which the milk for domestic use is to be taken, and in several instances members are not allowed to take any milk out of the churns after it has once been strained into these receptacles. The dairyman is advised to be always on the alert to discover any addition of water, or of skim-milk, to the milk; but since the introduction of the system of paying for the milk according to its fat contents, there has been less necessity for vigilance in this direction.

M. Böggild observes that the regulations as to feeding should be arranged to meet the conditions of the district, but in any case they should not be more stringent than is necessary to ensure the good quality of the butter.

Education in Dairying.

According to the latest information at the disposal of the Board, there are in Denmark only three agricultural schools, where instruction is provided in the theory of dairying, and allied subjects. There are, however, a large number of school-dairies where the pupils are trained as apprentices in practical dairying. The good work being done by these schools and dairies is supplemented by lectures on the higher branches of dairy science at the Royal Veterinary and Agricultural College in Copenhagen.

The Government exercises no control over the dairies, nor does it directly support the dairy schools, but indirectly it assists them in many ways. Besides offering bursaries and scholarships, the State makes a large grant annually to the Experimental Laboratory for Rural Economics, this institution being mainly occupied at present in arranging a series of butter shows in which more than 400 dairies take part. Other special grants are made in aid of experiments. The State has also appointed three consulting dairy experts in Denmark, and one in England, with duties which will be described later.

20.—There can be little doubt that butter producers in Denmark have derived great benefit from the new system of butter shows, and it may be interesting to reproduce here a report, dated December 1889, by Mr. A. P. Inglis, who was Her Majesty's Consul at Copenhagen at that date,* in which valuable details are given respecting the organisation of these shows.

Dairy Shows in Denmark.

A very interesting series of butter shows has been organised by Professor Fjord, the well-known director of the dairy section of the Danish Agricultural Department, the first of which was opened on November 18, 1889.

It appears that the shows hitherto held had not been of much practical benefit, and with a view to maintaining the position of this country as a producer of first-class butter, and effectually tracing to their source any faults in manufacture, an entirely new system of shows has been started, in which a large number of dairies, dairy experts, and leading butter merchants of Copenhagen and the provinces will co-operate in endeavouring to advance the general interests. It is expected that the evidence and practical information thus collected can hardly fail to be most instructive to all concerned.

21.—In the printed prospectus, setting forth the aim and general arrangement of these shows, from which the following particulars are taken, Professor Fjord states that, while in many of the countries with which Denmark has to compete the most strenuous efforts are being made to improve and develop the yield of butter, the produce of that country has not gained in quality with the rapid increase in the number of associated dairies, whose members, he says, are often not competent to look after the important interests entrusted to them. Complaints, it seems, are not unfrequently heard of want of good-keeping qualities, and of the presence of water in butter; and now that the export of this article has become one of the principal sources of the country's income, it is held to be of the utmost importance that every means be taken to maintain the acknowledged position which it has acquired in the markets of the world, and it is contended that the readiest means to attain this end is to organise butter shows on the following plan:—

1. A continuous butter show will be held at the expense of the State during several months of each year, and a suitable building will be provided, where an even temperature can be maintained winter and summer.
2. Fresh samples of butter will be accepted every 14 days, to remain on exhibition until the judges have given their decisions; firstly, on the sample as received, and secondly, 14 days later. The casks of butter will be submitted to the judges in no particular order, and so arranged that it will be impossible for them to be guided in their decisions by any outward sign or mark.

   A visit made to the exhibition showed that every cask, on receipt, was weighed, first in bulk, and then the contents separately. The hoops at one end having been removed, the cask, with contents replaced, is lifted on to a funnel-shaped stand made of tin, in the bottom of which is a locked receptacle, containing a glass bottle, to receive the brine or water which percolates through the loosened staves. When the judges go their rounds, the cask itself is further entirely concealed from view in a tin cover secured by lock and key to the stand above mentioned. An aperture at the top allows the contents to be tested.

   In previous shows, held in 1888, it had been found that many samples of butter classed as "finest" did not after a short time merit that

* Foreign Office, Miscellaneous Series, No. 151, 1889, Report on New System of State Butter Shows in Denmark.

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character. In order to obviate this objection there will in the present shows be two distinct testings, with an interval of two weeks.

The loss of weight frequently complained of, and which sometimes takes place during transport from the dairy to the merchant's warehouse, may arise, says Professor Fjord, from the water that comes from the butter-milk being imperfectly pressed out; this fluid, mixing with the salt, runs off in the form of brine, and constitutes a fault in manufacture, which ought not to occur. He remarks that it will now be an easy matter to determine the loss of weight during the fortnight that the casks remain on exhibition, and every facility will be afforded for ascertaining the cause of these defects.

3. Dairymen desiring to take part in the shows must, as soon as they receive a communication by letter or telegram, at once (*i.e.*, on the same day) send in a ready-made cask of butter, and undertake to repeat this as often as required. Butter sent in for exhibition must not be pressed or kneaded again after receipt of such notice. The dairyman in this way will be unable, as in previous shows, to make one special cask of butter with an exhibition in view. It is the dairy's ordinary produce which is to be submitted.

Competing dairies have, moreover, to send in a return of feeding and system generally followed on the farm, with especial reference to the week during which the cask was sent in.

It is expected that a comparison of the feeding in the different dairies will give a very valuable insight into the influence of certain foods on the quality of butter.

22.—The services of many of the leading butter merchants in Copenhagen and the provinces have been secured as judges. Of these, nine act at one time, so that six out of the nine take part in both first and second examinations. The nine are further sub-divided into three groups, each of which records an independent judgment on each cask of butter, without communicating with the other two. By each group thus giving an independent award, which will in its turn be subject to comparison with those of the other two groups, it is expected that greater care will be exercised, and that the final award will be invested with an authority it would not otherwise possess. Besides the butter merchants, three dairy experts will be employed, one acting in each group. These officers will thus have an opportunity of gaining a more accurate knowledge of the requirements of the trade: they will learn to recognise what are considered faults in manufacture, and be able to use their experience in the interests of the dairies. Great importance is attached to this working together of the various interests involved.

23.—Invitations to take part in the shows are sent to dairies equal to turning out at least three casks of butter per week, and therefore likely to have a cask ready when the invitation reaches them. The butter sent is paid for at current market price. The authorities also defray cost of carriage from the station or port nearest to the dairy. As the same dairy will send in butter several times in the course of the year, great facilities will be offered for ascertaining which are the best-managed dairies, or the reverse. It will then be seen where the art of butter-making can best be learned.

24.—The expenses attending these shows, which will be held at intervals of a fortnight during eight months of each year, are estimated at about 165*l.* per month, and the Government grant for the current financial year is about 1,350*l.*

24.—The following queries had to be answered by managers of competing dairies, with special reference to the show of December 2nd, 1889:—

1. How many pounds of sweet milk are daily made into butter in your dairy?
2. From how many cows is the milk drawn?
3. How many of these cows have calved since August 1st, 1889?
4. How many pounds of butter, of the same description as the sample now sent in, are made in the dairy daily?
5. Is the butter now sent in the produce of one day's churning? If so, which day? Or, of several days' churning? If so, which days?
6. How many pounds of milk were used to one pound of butter on the days referred to in query 5?
7. Is the milk set to cream in tubs? or pans? And of what kind? Are the tin pails set to cool in water without ice? or in water with ice? After how many hours is it skimmed? Is the milk churned?
8. Is a separator used? Is the milk warmed before being put into the separator? If so, to how many degrees of heat (Réaumur)? Is the milk cooled off at once after coming from the separator? If so, how? To what temperature? How much per cent. of cream is taken off?
9. Is saltpetre used? If so, how much to 100 lbs. of milk? or to 100 lbs. of cream?
10. With reference to souring cream, at what temperature does this begin? and terminate? How many hours did the cream stand? Is any ingredient used? If so, how is it prepared?
11. With reference to churning and kneading, at what temperature does churning begin? and terminate? How many minutes did the churning occupy? Is the butter when taken out washed in water? Is it washed a second time? How much salt is used per 1 lb. of butter? How often is the butter kneaded after salting? How many hours does the butter remain between salting and final kneading? At what temperature is the butter kept between each time of pressing?
12. Is the dairy satisfied with the quality of its butter? If not, are you acquainted with the nature of its defects? Was the butter merchant satisfied with the last consignment? If not, of what did he complain?
13. With reference to feeding, especially for manor farms, but may be answered by other dairies. Food for new milch cows? Food for old milch cows? Amount per day per cow of the following food stuffs:—Corn, bran, oil-cake, turnips, carrots, &c., turnip leaves, cabbage leaves, mangel leaves, ensilage, hay, straw, other food stuffs?

Queries for associated dairies:—What is the usual scale of feeding of milch cows on the farms from which the dairy takes its milk supply? Are any special conditions laid down as to feeding? If so, what are they? With reference to the use of roots as food for cows, how long had the roots been taken up before they were used? How long after milking were the roots given? Had the roots or leaves been lying in the stall during milking time?

N.B.—This form is to be filled in and returned within two days after receipt.

26.—It may be remarked that the Government is fully alive to the necessity of maintaining the high reputation of Danish butter abroad, especially in the English market, and to this end several laws have been enacted since 1885 for the regulation of the manufacture and sale of margarine and margarine cheese.

The last and most effective of these measures came into force in May 1891. It provides for the registration and inspection of all manufactories of margarine, and prohibits the sale of the article, except in properly marked receptacles of a certain shape. It prescribes moreover that margarine shall be of a lighter colour than butter, and forbids its use as an adulterant for butter, and its fraudulent sale as the genuine dairy product.

The full text of this enactment is contained in a report, dated May 1891, by Mr. Inglis, who observes that its wisely stringent regulations are rigidly enforced, and that any doubts as to the purity of Danish export butter may be safely laid aside.

27.—It may be noted that concurrently with the growth of the exports of butter there has been an increase in the consumption of margarine in Denmark. Butter of an inferior class from Finland is also now more largely imported for home consumption, thus setting free a corresponding quantity of Danish butter for export.

According to the *Ugeskrift for Landmænd* of the 19th October last, there were 16 margarine factories in operation in Denmark on the 31st March 1894 as compared with 19 at the same date in 1893. The total production of margarine from Danish factories in the year ended 31st March 1894 was 17,800,000 lbs., and the import of this article during the same period amounted to about 2,487,000 lbs.

28.—The export of margarine from Denmark is, however, practically "nil," so that about 20,287,000 lbs.

of margarine appears to have been consumed in Denmark in the 12 months ended March last, this being at the rate of about 10 lbs. per head of the population.

29.—The production of margarine cheese is on the decline the total output in the year 1893–94 is estimated to have been 33,000 lbs., as against 220,000 lbs. in the previous year. This decline is accounted for by the fact that the cheese has to be marked "margarine cheese," and this name is said to discourage customers from purchasing it.

Agricultural Experts appointed by the State.

30.—One of the measures adopted by the Danish Government with a view to aid the development of agriculture has been the organisation, with the aid of the Royal Danish Agricultural Society, of a body of consulting experts on different branches of agriculture.

In February and December, 1887, the Council of the Royal Agricultural Society of Denmark represented to the Ministry of the Interior the desirability, in view of the difficulties and competition with which agriculturists had to cope, of taking some steps to provide expert advice upon the different branches of farming pursued in the country. As a result of these representations the Government voted, in the spring of 1888, a sum of 800*l.* for the training of three experts to serve at home, and a further amount of 550*l.* annually for the appointment of a dairy expert to represent the interests of the Danish butter industry in the United Kingdom.

Since 1888 there has been a material increase in the sums annually voted for the organisation of this body of official agricultural advisers, the total annual expenditure by the State on this service being at the present time about 4,500*l.*

31.—According to the latest report of the Ministry of the Interior (1894), 17 consulting experts on the different branches of agriculture have already received official appointments. Two of these experts are stationed in the United Kingdom.

The State also affords assistance in the shape of grants to 19 consulting advisers attached to district agricultural associations.

32.—Until May, 1892, the Ministry of the Interior, while retaining a right of veto, delegated to the Royal Danish Agricultural Society the duties of administration connected with the work of the experts appointed by the State, but at the above date a special department for the control of the State experts was formed at the Ministry under the direction of Captain la Cour, formerly Secretary of the Royal Danish Agricultural Society. Objections to this system have been raised by the leading agricultural societies. Value, it was urged, lay in the old system, whereby a close relation was maintained between the agricultural experts and the agriculturists themselves through the medium of the central society, and fears were expressed that the change would eventually result in a loss of touch on the part of the Government officials with the conditions and requirements of practical agriculture.

The views of the societies were subsequently supported by Captain la Cour, and on April 28, 1894, the Government adopted a proposal submitted by the Ministry of the Interior to the effect that the superintendence of the work of twelve of the consulting experts appointed by the State should be again delegated to the Royal Danish Agricultural Society; the remaining five, viz., Professors Segeloké, Rostrup, and Boas, who are the State advisers in dairying, botany, and zoology respectively, and the two officers stationed in the United Kingdom, are responsible directly to the Ministry.

33.—Of the 12 State consulting experts working under the direction of the Agricultural Society, three are experts in dairying, one is an agricultural chemist, three are in charge of agricultural experiment stations, one deals with questions on horse breeding, two are experts in live stock, one is an agricultural engineer, one is an expert in horticulture.

34.—The nature of the duties performed by these gentlemen may be gathered from the text of their instructions. Extracts are given below from the instructions issued to the consulting experts in dairying and live stock.

Instructions for Consulting Dairy Expert.

1. The duties of the consulting dairy adviser shall lie chiefly in Zealand, Lolland-Falster, and neighbouring islands, including Bornholm and Samso. Upon application being made to him, he shall assist, by direct advice and actual supervision, the operations and processes of production in the dairies, and shall assist local associations formed with the object of promoting the dairy industry wherever his assistance is desired.
2. He must keep a book wherein he must enter a short summary of all applications made to him, in the order in which he received them, together with a short account as to the time occupied and the importance of the matter on which his advice was sought.
3. For guidance on all doubtful matters and questions of administration he must address himself to the Royal Danish Agricultural Society, who shall determine his plan of operations and supervise his work, and whose approval he must obtain before publishing any paper, report, or communication introducing new and untried arrangements. Applications he may desire to make to the Ministry should be sent through the same society, unless the Ministry shall find it convenient to enter into direct communication with him.
4. He must live in Copenhagen, and must keep the Agricultural Society constantly informed of his address.
5. Any dairy, association, or individual farmer receiving assistance from the consulting expert must pay his expenses to and fro (2nd class railway fare and 1st class steamer), as well as an allowance of 4*s.* 6*d.* per day, reckoning a half day from his house or from and to the dairy, and then until he quits the dairy requiring his services. Instead of this allowance the consulting expert can, if he likes, accept board and lodging in lieu of his allowance. In cases where he visits several dairies in one journey he must apportion his charges for travelling expenses amongst them. The fees are to be paid direct to the consulting expert, who shall give a receipt, and send the counterpart, attested by the signature of the party requiring his services, to the Royal Danish Agricultural Society.
6. The consulting expert is not allowed to receive a gratuity of any kind for the advice he gives, nor is he permitted to trade in dairy products, dairy appliances, materials, &c.
7. The consulting expert shall not, without special permission, give testimonials or recommendations either to persons desiring to find employment in dairies, or for appliances, materials, &c., nor shall he recommend butter or other dairy products.

35.—As already indicated, one of the two State experts appointed to act in England is chiefly concerned with the maintenance of the interests of Danish butter producers. His duties are given in the 1889 report of the Danish Ministry of the Interior as under:—

Duties of Consulting Expert in England.

1. You will seek to promote the reputation and sale of Danish agricultural products, especially dairy products, in the English markets by all existing means at your disposal, and when these do not seem sufficient you will propose fresh arrangements.
2. You must direct your attention to the conditions affecting the trade in and transport of Danish agricultural products, especially dairy products, both before the goods reach the English market and after they have arrived.
3. You will be required to contradict in the press, especially the English press, unjust and injurious assertions affecting Danish agriculture, especially the dairy industry and products; and you will endeavour to bring about a just appreciation of such products.
4. You will be on the look-out for fraudulent practices in England and elsewhere which may injure the reputation of Danish butter, as well as for cases of fraudulent use of the name Danish, adulterations of Danish butter with margarine and similar practices; and you will make the necessary representations as to the measures for preventing these fraudulent practices; to this end you will be provided with the necessary

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apparatus (microscopical and chemical) to enable you to detect adulterations.

5. You will ascertain whether other advantageous markets can be opened for our agricultural products, especially dairy products.
6. Whenever there is occasion, and at least once a year, you will send, through the Royal Danish Agricultural Society, a report on the English market for agricultural produce, especially dairy produce, together with an account of your observations and experience respecting the requirements of consumers, the disadvantages or defects which may be detrimental to the sale of Danish agricultural products, especially dairy products, and the changes in the trade arrangements which appear to be desirable.
7. As far as possible you will be required to answer inquiries concerning agricultural and dairy matters which may be addressed to you by institutions or private persons in Denmark. You will also, as far as it seems to you to be useful to Danish interests, answer inquiries from English dealers in, and consumers of, Danish agricultural and dairy produce.
8. You must have no direct or indirect personal interest in the sale of Danish agricultural and dairy produce.

36.—The nature of the work performed by the State experts on live stock may be gathered from the following summary of the instructions issued by the Ministry of the Interior:—

Instructions for the Consulting Expert in Live Stock.

1. As consulting expert in live stock you will chiefly direct your attention to the improvement of Danish red cattle, you will keep yourself accurately informed as to the condition and requirements of this breed of cattle, you will assist both private individuals and institutions in their endeavours to improve this race, and you will endeavour by writing and by lectures to bring about the introduction of rational principles in all matters concerning the breeding and rearing and feeding of such cattle.

2. In the same way and with corresponding methods, you will endeavour to bring about a rational system of pig breeding in this country.

3. When diseases and defects of a nature hitherto unknown make their appearance, you will direct your attention to these circumstances, and, so far as special investigations may appear to you to be necessary, you will make proposals in that direction.

4. In addition to the duties mentioned above, you will have to become a member of the State Commission for Cattle Shows, and, so far as your duties as consulting expert will permit, you will undertake any work which may be entrusted to you by that Commission, or by its President. It follows from your position as a member of the Commission that you must always take care that your work as consulting expert is in harmony with the work of the Commission, and you will keep them informed, through the President, of any matters of special interest for the Commission which may come under your notice.

5. You must keep yourself, as far as possible, well informed of all movements inaugurated by local agricultural associations, cattle shows, committees, and breeding associations, or by other bodies, for the improvement of Danish red cattle, and development of pig breeding; and you will keep yourself conversant with all theories concerning live stock such as will enable you, in the best possible manner, to answer questions which may be put to you, and to furnish such reports as may be required by the Ministry, or by the Royal Agricultural Society concerning red Danish cattle and swine in Denmark.

6. In carrying out your duties as consulting expert, you must arrange your work in accordance with the regulations which will be given you, on behalf of the Ministry, by the Royal Danish Agricultural Society, and you will send your reports and other documents to the Ministry through that society except in cases where the Ministry may have found it necessary to enter into direct communication with you. You must keep the society constantly informed as to your address, and you must follow the instructions given you by the society concerning the arrangement of your work, and the keeping of your diary.

7. In the event of a Stud Book being organised, with the aid of the State, for Danish red cattle, you will be required, should the Ministry so desire, to aid in the preparation and carrying out of this work.

37.—The duties of the consulting veterinary expert stationed in the United Kingdom are contained in the following paragraphs extracted from the text of his instructions:—

Instructions for Consulting Veterinary Expert in England.

1. You will watch over the interests of Danish live stock imported into Great Britain, with a view to ensuring that the inspection which takes place on the shipping of the animals from Denmark is carried out in a satisfactory and thorough manner, such as will secure and maintain the confidence of the British authorities as to the healthy condition of our live stock.

2. You must constantly keep the Government informed, through the Royal Danish Agricultural Society, on all points to which it may be necessary attention should be given in this respect, and when the matter is of sufficient importance you will communicate by telegraph; in less important cases you may confine yourself to communicating directly with the veterinary surgeons concerned in Denmark.

3. In order that you may carry out your duties, permission has been obtained from the English Government that you may have access to the landing places and quarantine stations in the English ports. In this way you can inspect animals imported from Denmark, both live and dead, but in carrying out your inspections you must, in order to prevent any misunderstanding as to your mission, avoid interfering with inspections, which may be carried out by English veterinary surgeons, and you must especially refrain from making any criticisms thereon.

4. If the Diplomatic or Consular Representatives of Denmark in Great Britain should desire your assistance in connexion with any question, it will be your duty to afford such assistance to the best of your ability. These representatives will also be instructed by the Danish Government to afford you advice or assistance when you make application to them.

5. You must interest yourself in the English live stock industry, especially in respect of cattle, sheep, and swine, both with regard to breeding and feeding, as well as fodder and fattening. So far as possible you must investigate the different conditions of selling and buying in the English market, and you must furnish information as to the supply and quality both of live and dead meat. You also must follow movements in English agricultural circles and in the English Parliament which may have an influence on the importation from Denmark. On these points you must direct attention by reports, and on all questions which may be of importance for Danish interests. You must also furnish such information for societies or private individuals as you may consider is of general interest. In such cases the information must be transmitted to the parties concerned through the Agricultural Society, or a copy of the information must be simultaneously sent to the Society.

The other paragraphs of the instructions provide that the consulting expert shall have no direct or indirect interest in the trade in Danish cattle or in any other business, and also that he shall not undertake any practice as a veterinary surgeon for which he would directly or indirectly receive any honorarium.

PRESENT POSITION OF AGRICULTURE IN DENMARK.

38.—The position of agriculture in Denmark has recently formed the subject of an article in the *Tidskrift for Landökonomi* by Captain J. C. la Cour, who holds an appointment under the Danish Ministry of the Interior, as Director of the Department charged with the supervision of the agricultural consulting experts attached to the Ministry.

Captain la Cour, who was formerly Secretary to the Royal Danish Agricultural Society, states that the depressing influences, which have manifested themselves

for several years past in the agriculture of most European countries, have also been experienced in Denmark. The cause of the depression is attributed mainly to the fall in prices of live stock, cereals, and butter, brought about by foreign competition. Particular stress is laid on the increasing competition of Australia in the English butter market. Reference is also made to the prohibitions in force in the United Kingdom and elsewhere against the importation of Danish live stock, and to the general depression of trade and industry, as having led to a lessened demand for Danish produce.

In addition to the fall in prices, increased rates and taxes, and enhanced expenses of management and maintenance of holdings, together with the greater cost of labour, are mentioned as contributory causes of the present depression.

39.—As regards the increase in the wages of agricultural labourers in Denmark, it may be of interest to reproduce here some statistics compiled by Captain la Cour from reports collected from all parts of the kingdom. From these statistics, published in the *Tidskrift for Landökonomi*, it would appear that in 1893 the average wages of the different classes of labourers employed on Danish farms were as under:—

—	Summer.	Winter.	Harvest.
	s. d.	*s. d.*	*s. d.*
Day farm labourers, without board.	1 4½	2 1½	2 5½
Day farm labourers, with board -	0 8½	1 4	1 8½

Farm labourers engaged by the year.	£ *s. d.*	£ *s. d.*	Total wages per annum. £ *s. d.*
Adult male labourer - -	3 9 2½	7 15 10½	11 2 8½
Cowman or herdsman - -	—	—	11 5 1½
Dairymaid - - - - -	2 14 2	3 14 2½	6 1 6½
Housemaid - - - -	2 8 6½	3 9 1½	5 12 10½

* These rates are given in English currency, taking the krone as equal to 1*s.* 1*d.*, the current rate of exchange.

In 1893 wages were highest in Fyen, West Jylland, and Schleswig, and lowest in the Hjorring, Aalborg, and Thisted districts.

40.—The difference in the wages of an adult labourer in these districts ranges from 43*s.* 4*d.* to 65*s.* yearly. It seems that complete statistics of annual average wages for the whole kingdom are wanting for earlier years, so that a comparison can only be made for certain districts. Captain la Cour offers a statement of the wages of labourers engaged by the year in Fyen in 1872, 1883, and 1893, as follows:— Appendix A. XX.

Year.	Adult Male.	Woman.
	£ *s. d.*	£ *s. d.*
1872 - -	7 11 8	4 1 3
1883 - - - -	9 4 2	5 19 2
1893 - -	12 1 7	6 3 6

41.—As regards the wages of day labourers, a comparison can be made for a longer period. The average wages of day labourers, finding their own board, are given as under:—

Year.	Average Daily Wage.
	s. d.
1819–39	0 5½
1839–49	0 8½
1851	0 9¾
1871	1 1¼
1883	1 4¾
1888	1 5½
1893	1 10¼

42.—The condition of affairs referred to by Captain la Cour has brought about a movement amongst agriculturists in Denmark similar to that which has recently taken place in this country, and is an indication that, notwithstanding the largely increased export trade of the country, the rural community are far from satisfied with their existing circumstances. On November the 22nd, 1893, a Conference was held at Odense, which resulted in the formation of a National Agricultural Union. The objects of the new body are stated to be "the maintenance of the economic and social interests "of Danish agriculture by such measures as will meet "the changed conditions and requirements of the "time. . . . . The union will, therefore, seek to "unite all classes (including the labourers) interested "in the land in order to secure the necessary influence "with the Legislature."

The necessity of protecting the home industry by imposing duties on imports of agricultural produce has also been urged recently by several of the provincial agricultural societies.

Appendix A. XXI.

APPENDIX XXI.

Memorandum on Agriculture in the United States of America.

(*Handed in by Mr. T. H. Elliott. See Questions* 39,304; 39,918; 40,089.)

1. Extent of the United States of America.
2. General Agricultural changes since 1880.
3. Suggested division into Groups of States.
4. Relative growth of Population and changes in Wheat Areas.
5. Production and Exports of Grain.
6. Increase in Numbers of Live Stock.
7. Cattle and Meat Exports.
8. Notes on the change in particular States—Iowa, Illinois, Ohio.
9. Notes on abandoned farms in New England.

Memorandum on the United States of America.

1.—No summary of the agricultural position of so vast a territory as that of the United States can do more than present a very rough and general estimate, drawn from statistical records, many of which are, by the necessity of the case, incomplete and not always exactly comparable.

Extreme difficulty must no doubt be encountered in pursuing identical methods of inquiry in the wide and diversified areas which have to be covered. It may therefore be, perhaps, expedient to limit any comparative survey to a few specific features, where the suggestion of agricultural development or retrogression, offered by the figures collected, is supported to a greater or less extent by similar impressions derived from the experience of more limited and more exactly measured districts, or where the evidence of independent and competent observers points in the same direction as the general statistics.

On special points, such as the growth of settlements, the production and export of wheat, and that of meat, it may be felt, even where the available figures differ somewhat in details, that their general tendency is sufficiently uniform to denote the actual course of events and illustrate prevailing variations in the forms of culture pursued.

An impressive general sense of the magnitude of that wide section of the world's surface which is included in the inquiry may at least be safely drawn from the official returns. Between the Atlantic and Pacific Oceans on the East and West, and practically from the 49th to the 30th parallels of latitude on the North and South, the area of the Union exceeds three million square miles. If the detached territory of Alaska be taken into account, this would add at least one-sixth part more, and give to the Republic a nominal surface area of roughly 2,300 million acres. The aggregate is thus but slightly less than the entire area covered by Europe, with conditions and extremes of climate, of produce, of race, and of density of population as varied as Europe has to show. On the other hand, the fact that the United States is occupied by less than 70 millions of persons, in contrast with the total of nearly 370 millions who find a home on our more familiar continent does not render it easier to gauge the present agricultural position in America than it would be to treat as one all the States of Europe.

Omitting Alaska, and confining attention to the 1,900 million acres distributed in the 49 States and territories of the Union, the leading and practically undisputed features of the agricultural changes between 1880 and 1890, so far as these are broadly shown by the census of 1890, may be defined to be an addition of 16 per cent. to the area occupied in farms, and one of 25 per cent. in the surface of these farms which is returned as "improved," that is at one time or another actually cultivated, and now under crop, fallow, or grass in rotation. At the same time a much more diversified use is seen to be now being made of the surface occupied in the older States, and there is an arrest, and even, on balance, an apparent net diminution in the extent devoted to the growth of wheat.

These changes can be traced in the yearly figures of other departments at Washington as well as in those of the census, while, for individual States, local records of more or less value may be used as subsidiary confirmation of the course of events.

Other changes shown by the recent census reports bring out, more particularly in certain parts of the country, the growth of tenant farming as contrasted with occupation by the owners of the soil during the last decade. But these and the comparative estimates of farm values and of the recorded farm indebtedness are not dealt with in this memorandum.

2.—Of the agricultural distribution of the surface it may be said, that, in 1890, just one-third of the measured surface of the Union was reported as apportioned out in upwards of 4½ million farms; that a very little more than half this farmed area was stated to be actually "improved," that is occupied for the regular cultivation of crops and grass, while of this "cultivated area" of some 358,000,000 acres—less than one-half—somewhere about 140,000,000 acres—was, as the detailed returns of 1893 also show, carrying grain crops. Much the largest of these crops is maize, the only others covering important areas being oats and wheat. The wheat area is now but one-fourth of that under cereals, and one-tenth of the cultivated land.

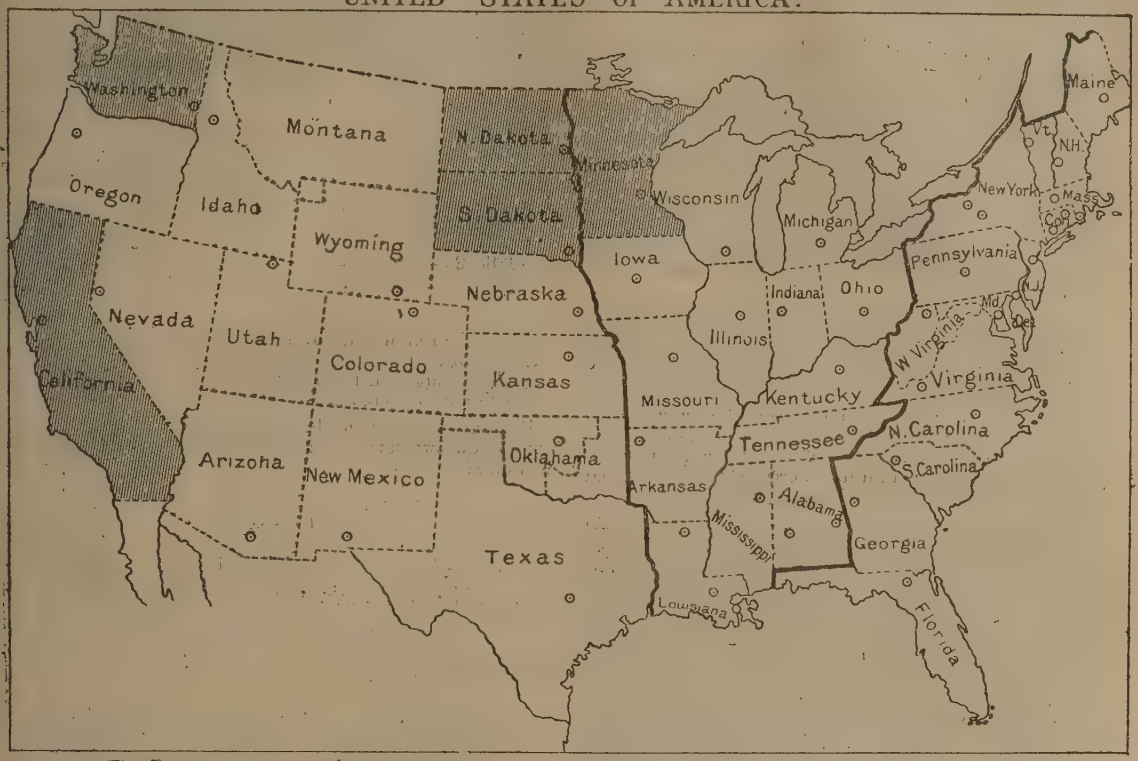
5.—The grain bearing area, if regarded as a whole, was, according to the census figures, 18 per cent. greater in 1889 than in 1879; and the later figures rendered by the Agricultural Department at Washington for 1893 do not add to this total. Almost exactly one-half—in average seasons more than one-half—of the cereal area of 140,000,000 acres carries Indian corn or maize. Wheat, which occupied a secondary place occupied 30 per cent. of the cereal acreage in 1879, but covered less than 25 per cent. in 1889, and apparently no more in 1893; while the oat crop, from forming less than 14 per cent., had risen to 20 per cent., or from under 13,000,000 acres in 1879 to over 28,000,000 acres in 1889. Only 4 per cent. roughly of the cereal area carried barley, rye, or buckwheat at either census. The most noteworthy of the changes is the restriction of the wheat fields of the United States, viewed as a whole, to a smaller area than was cultivated for a like purpose at the date of the Richmond Commission. This is the net result of very opposite movements the extent of which can be best realised by examining separately the course of events in different sections of the Union.

4.—The area of the United States may indeed be much more conveniently dealt with in detail than regarded

as a unit; and there are reasons, partly historical, partly geographical, that suggest three distinct and characteristic but somewhat unequal divisions, which, for this purpose, may be respectively denominated the east, the centre, and the west.

The suggested divisions may be shown as under :—

UNITED STATES OF AMERICA.



The Positions of the Agricultural Experiment Stations in the United States are marked ⊙.

The Eastern group may be said to include what American census tables regard as the North Atlantic and South Atlantic regions; in other words, it consists of the 13 original States of the Union, with the addition of Maine and Vermont in the north, and of Florida in the south (areas which were subsequently acquired) and including as a separate unit the so-called district of Columbia, surrounding the capital of the Republic. Geographically it may be said that the States included in this group are those of the first settled fringe which line the Atlantic seaboard, and lie to the east of the range of the Alleghanies and of the more easterly of the Great Lakes.

The Central group, for the purpose of the present classification, may be taken as combining the States next in national seniority which lie to the west of the Atlantic belt, and extend up to a western boundary which may be described as roughly coinciding with the 95th meridian, including, therefore, the agriculturally most important valley of the Mississippi, and embracing a surface of 14 separate States. Of these eight form the older part of the *north central* division of the census and six the older part of the *south central* division. This sub-division of the central area may, in regard to some characteristic features, have to be borne in mind if the investigation is pushed into details.

In the Western group is included the entire remainder of the States and Territories of the Union, from Texas on the Gulf of Mexico to Dakota on the Canadian frontier, extending westward to the Pacific Ocean, and grouping together all the more newly settled regions of the Trans-Missouri, the Rocky Mountain, and Pacific States.

5.—According to the latest census the measured surface, the area appropriated in farms, the acreage actually improved or brought into cultivation, the land employed for wheat-growing, and the population of the three groups thus suggested, stood roughly and in *millions* in 1890 as under :—

		Total Area.	Land in Farms.	Land improved.	Land under Wheat.	Population.
		Acres.	Acres.	Acres.	Acres.	
1890	I. Eastern	263	163	84	4½	26
	II. Central	462	289	180	17	28
	III. Western	1,175	171	94	12	8
		1,900	623	358	33½	62

Ten years previously the census of 1880 credited to the States, if grouped in the same divisions and credited with the same total area, the following totals also in millions under each of the last five columns :—

		Total Area.	Land in Farms.	Land improved.	Land under Wheat.	Population.
		Acres.	Acres.	Acres.	Acres.	
1880	I. Eastern	263	169	83	5½	22
	II. Central	462	269	157	23½	23
	III. Western	1,175	98	46	6½	5
		1,900	536	286	35½	50

While therefore the east with its growing cities and industrially occupied population gained four million residents in the decade, it has, apparently, if the figures be really comparable, only added one million acres to the surface of the land farmed which is brought actually into regular cultivation, while of that cultivated area

Appendix A. XXI

one million fewer acres are now devoted to wheat. The shrinkage in the area under this cereal in the 10 years 1879–89 is practically a new feature in the agriculture of the United States. It is, in absolute extent, twice as great as the loss of wheat-bearing acres which occurred in Great Britain in the same interval; and, as a matter of ratio, the per-centage of decline is 19 per cent. in eastern America, against 17 per cent. in this country in the years contrasted.

In the Centre, regarded as one group, the growth of population was even somewhat greater than in the east. About five millions were added to the previous 23 millions; and here, apparently, occurred a taking up or appropriating of new land not before occupied in farms, which is given as 20 million acres, and an extension of the improved or cultivated area equal to 23 million acres. But alongside of this movement there appears, according to the census figures, a decline of more than six million acres in the enumerated wheat fields—a withdrawal from wheat-growing in the decade the significance of which is striking, for it represents a loss of 27 per cent.

Before looking to the changes in the newest region of the West it may be suggested that if these two great divisions of the older United States, lying east of the eastern border of Texas, Kansas, Nebraska, and Dakota —and embracing the most fertile land on each side of the Mississippi—be combined and regarded as a whole, it will be found that this section of the Union, which carries nearly seven-eighths of the whole population, shows a loss of seven million acres of wheat, coupled with an addition of nine millions of inhabitants.

6.—Westward of the line suggested the agricultural conditions are reversed. There also, together with a large extension of the settled, the farmed, and the cultivated areas, there has been a notable growth of population, which has added three million persons to the five millions who peopled the vast prairies and valleys of Western America in 1880, but in this case the expansion has been accompanied, still more rapid, by an opening up of new wheat areas of from 6½ million acres to 12 million acres in the decade. The whole of this addition has occurred in a relatively restricted section of the wide territory included in the western group of States.

7.—Setting against the losses of the centre and east this western development of wheat culture, so far as it will go, on balance there would appear by the last census to have been nearly two million fewer acres of wheat grown altogether, although there were 12 million more consumers of bread-stuffs in the States in 1890 than in 1880.

In arriving at this general conclusion the data followed have been simply those of the two census reports. These statistics, however, are taken only at decennial intervals, and not under continuous and identical supervision at the dates contrasted. As they do not agree in detail with the annual records of the U.S.A. Department of Agriculture, and as in certain cases the differences are material, it may be necessary to examine also the last-named series of official figures. These returns of crop areas are obtained annually, but it is to be remembered that they do not, as with us here, reproduce statements of ascertained acreage directly furnished by the occupiers engaged in farming the areas reported on. They are rather local deductions resting on estimates made by the numerous correspondents of the Department, of the apparent per-centage of increase or decrease on the preceding year's area. Remembering the many cases of lost crops from insect pests, frosts, or droughts which sometimes sweep off the wheat crops of whole counties between seed-time and harvest, it is of course easy to see that there must always, without practically ubiquitous reporters, be considerable room for error.

It would almost seem as if the census inquiry made by fresh and independent inquirers as to absolute facts rather than proportional changes, though open in itself to the grave risk of falling on a year when the crop was above or below the nominal average, would naturally be successful in bringing to light radical, yet progressive, changes in the yearly distribution of crops of which the regular reporters had failed to measure the exact percentage.

8.—Judging from the two sets of data it would certainly appear that the basis of the annual records of the Department appear to have been revised materially in the years following each census enumeration. The aggregate wheat areas shown by the Agricultural Department were 3 million acres in 1879 below the census total, or 32·5 millions only. They were raised to 38 million in 1880. From that date to the present time, the yearly estimate has on two occasions, in 1884, and again in 1891, exceeded 39 millions (39·9 in the last instance), and on two occasions also, in 1885, and again in 1893, has the total been given as under 35 million acres, taking the mean of three yearly periods, the Agricultural Department's estimate comes out above the two census calculations, and presents a fairly steady record, wherein the various Western extensions about balance the losses of the Eastern and Central wheat farmers as under:—

Mean of Years.	Wheat Acreage.
1879–80–81	36·1 million acres.
1882–83–84	37·7 „
1885–86–87	36·2 „
1888–89–90	37·2 „
1891–92–93	37·7 „

It is to be remarked, however, that the last figure is but the mean of rapidly declining totals which gave 39·9 million acres in 1891, 38·5 million acres in 1892, and 34·6 million acres in 1893.

Bringing together in the separate groups before indicated the two series of records they contrast roughly as under:—

		1879.	1889.	1893.
		Million acres.	Million acres.	Million acres.
The East	Census	5·6	4·5	—
	Agricultural Dep.	5·2	5·3	4·7
The Centre	Census	23·2	17·2	—
	Agricultural Dep.	19·7	19·7	16·1
The West	Census	6·6	12·0	—
	Agricultural Dep.	7·6	13·1	13·8
Total	Census	35·4	33·7	—
	Agricultural Dep.	32·5	38·1	34·6

The Agricultural Department's figures, which can be followed down to 1893, clearly corroborate the earlier suggestion of the census, and show that wheat growing has fallen off at a late date in the East and in the Centre, and has extended only in the new regions of the West.

9.—The meaning of the change is still better appreciated by examining the movement in still smaller groups of States. Taking the census period of 1879–89, the area of wheat growing has declined in the six New England States from 79,000 acres to 15,000. The total at the still later date of the Agricultural Department's statistics being practically the same.

In the neighbouring group of well-peopled Eastern States, New York, New Jersey, and Pennsylvania, the census showed a drop of 19 per cent., or 429,000 acres in the decade, and the South Atlantic States contributed 575,000 acres more to the general decline.

In the eight Northern States of the central region, where two-thirds of whole American wheat acreage was found in 1879, the shrinkage shown by the census was from 20·3 million acres to 15·2 million, or 25 per cent.; Iowa, Wisconsin, and Illinois accounting for most of this decline; a smaller decrease in Michigan being about balanced by an extension of over 300,000 acres in Minnesota.

In the Southern States of the central division a further considerable cessation of wheat growing is to be remarked, while some reductions are apparent in Kansas and Nebraska within the limits of the Western division itself.

10.—Altogether there would seem to be 8¼ million acres not under wheat at the date of the last census which had carried wheat in 1879.

The States which have found the bulk of the increase which nearly balanced this loss are easily enumerated. The two Dakotas, North and South, which have sprung to statehood in room of the single territory known as

Dakota in 1879, are still but sparsely settled, but by 1889 they had largely augmented their wheat area from the 265,000 acres given in 1879 to the 4,969,000 acres of 1889, and the Agricultural Department's figures for 1893 carry the total over 5 million acres. Here, therefore, alone was an addition of 4¾ million acres, while nearly 1½ millions more were added on the Pacific slope in the three States of California, Washington, and Oregon, although according to the Agricultural Department's figures the first-named of these three States has subsequently decreased its wheat acreage, which in 1892 was over 3,000,000 acres, by about 13 per cent. in 1893.

11.—Testing the recorded changes over a more recent period, 1883–93, for which the Agricultural Department's figures are available, it may be useful to show in the case of some selected and characteristic States what has been, not only the relative decline or advance in wheat growing, but in what respect the areas under the other two great cereals have varied. Selecting states for the east, the centre, the south, and the west, we have in thousands of acres—

States.	Maize.		Wheat.		Oats.	
	1883.	1893.	1883.	1893.	1883.	1893.
	1,000 acres.	1,000 acres.	1,000 acres.	1,000 acres.	1,000 acres.	1,000 acres.
New York - -	761	517	780	472	1,345	1,259
Tennessee - -	3,213	2,988	1,323	809	586	531
Ohio - - -	2,818	2,710	2,588	2,684	871	952
Iowa - - -	6,981	7,429	2,435	587	2,006	3,849
Dakotas (N. and S.)	270	886	1,008	5,168	210	1,256
Washington - -	3	8	170	487	63	87
California - -	101	72	2,794	2,620	71	59

These figures bring out as their most remarkable contrast the comparative steadiness of cereal culture in Ohio, the abandonment of wheat for oats in Iowa, and rapid development of the Dakotas. The addition to the oat crop in the states named is also worthy of note and is a special feature of the decade.

Agricultural Exports.

12.—The interest of Europe in the agricultural changes of America is largely centred in the results experienced from three forms of export in which the surplus produce of the cultivated surface cross the Atlantic. It is, therefore, necessary to note what are the figures available as regards production and exportation.

The exports referred to are cotton, grain, and meat. For the present purpose the circumstances of the first of these need not be dwelt upon beyond noting that in 1879 the area under cotton in the States was practically identical in extent with that under oats, or 12½ million acres. Here as in the case of oats has there been an increase, although only half as great. Cotton covered about 20 million acres in the United States at the last census. Two-thirds of the crop are exported, the total varying with the diminution of the crop (which has been estimated as low as 5½ and as high as 9 million bales) from 1,800 million pounds to 2,900 million pounds.

13.—The grain export again practically narrows itself into two unequal branches, that of wheat, including wheat flour, and that of maize, which together make up 95 per cent. of the 200 million dollars worth exported in 1893.

14.—The produce and the export of maize or Indian corn both vary much from year to year. At no time have the exports of this cereal represented a large portion of the crop. The years 1876 to 1880, inclusive, saw much the largest export relative to production in the last 20 years, ranging from 5½ to 6½ per cent. of the total crop. In absolute figures the years of largest export have been that ending 30 June 1880, when nearly 100 million bushels of maize were sent away out of the large crop of 1879, and that of the years 1889-90 when 103 million bushels were exported, which was more than four times the amount sent abroad two years before. The maize exports of 1892–3 little exceeded 47 million bushels, or less than 3 per cent. of the crop available.

15.—With regard to wheat and wheat products, the figures which have been already noted as to acreage and population changes bear closely on the surplus available for foreign consumption and the relative estimates of annual acreage variations, mean yield, and price per bushel, and of the gross production and total export of the domestic crop may be thus quoted from the United States of America Agricultural Department's Reports.

In Millions.

Year.	Acreage.	Yield.	Average "Farm Value."	Estimated Crop.	Whereof exported in Year to 30th June *following.*	Proportion exported per cent.
	Million acres.	Bushels per acre.	Cents per bushel.	Million bushel (Winchester.)		
1880 -	38·0	13·1	95	499	186	37·4
1881 -	37·7	10·1	119	383	122	31·8
1882 -	37·1	13·6	88	504	148	29·3
1883 -	36·4	11·6	91	421	112	26·5
1884 -	39·5	13·0	65	513	133	25·9
1885 -	34·2	10·4	77	357	95	26·5
1886 -	36·8	12·4	69	457	154	33·7
1887 -	37·6	12·1	68	456	120	26·2
1888 -	37·3	11·1	93	416	89	21·3
1889 -	38·1	12·9	70	491	109	22·3
1890 -	36·1	11·1	84	399	106	26·6
1891 -	39·9	15·3	84	612	226	36·9
1892 -	38·5	13·4	62	516	192	37·2
1893 -	34·6	11·4	54	396		

Such a table suggests that, while the acreage has been, with some fluctuations, stationary or receding, the estimated yields have varied between 10 bushels and somewhat over 13 per acre, with a single exception, 1891, when 15·3 bushels were recorded. The total wheat crops have on four occasions fallen below 400 million bushels, and on four occasions exceeded 500 million bushels. The great crop of 1891, still believed in many quarters to have been undervalued, standing alone of the official records above 600 million bushels. The resultant exports of wheat and flour in the fiscal year following that crop are put at 226 million bushels, but it would seem that the wheat exported from the United States of America had never until that date been above the figure of 186 million bushels, credited to the crop of 1880 with which the table begins, while it had fallen below 100 million bushels on more than one occasion. There has thus been no special development of competition in wheat in the markets of the world from the United States, and this result is just what might be expected from the examination of the changes in the American wheat acreage and American population.

16.—So large a share of the wheat export of the United States of America is directed to Great Britain, that it may be asked whether the proportion which comes here has materially varied in the period under review, or has reflected the position noted as regards acreage and yield. For the decade 1881–1890, the total arrivals of American wheat in our ports tended to decrease rather than augment.

Quoting in weight and from our ordinary calendar years, it would seem that from 1881 to 1883 the average yearly receipt of American wheat and flour was under 44 million cwt. In the next three years it was less than 39 million. The single year 1887 saw indeed an importation of more than 50 million cwt., but for the years 1888–90, the mean receipts were little over 32 million cwt. The three years 1891–93 have, it is true, seen larger arrivals, 43·2 million, 60·9 million, and 57·3 million having been respectively reached. As assisting to measure what has been the annual effect in our markets, it may be useful to contrast, as in the following table, the yearly totals of the American exports received in the United Kingdom with the relative aggregate of like arrivals of wheat and flour from all other countries.

Appendix A. XXI.

IMPORTS of WHEAT and FLOUR into the UNITED KINGDOM (in MILLIONS of CWTS.).

Year.	From United States of America.			From other Countries.	Total received into the United Kingdom.
	Atlantic.	Pacific.	Total.		
1881	33·1	12·5	45·6	25·7	71·3
1882	28·3	16·7	45·0	35·8	80·8
1883	6·7	13·9	40·6	44·5	85·1
1884	25·3	10·7	36·0	30·9	66·9
1885	23·6	16·2	39·8	42·5	82·3
1886	26·8	13·1	39·9	27·1	67·0
1887	39·1	11·5	50·6	29·6	80·2
1888	21·9	9·9	31·8	48·6	80·4
1889	17·2	13·8	31·0	47·9	78·9
1890	21·3	12·6	33·9	48·5	82·4
1891	35·0	8·2	43·2	46·3	89·5
1892	52·7	8·2	60·9	34·7	95·6
1893	44·4	12·9	57·3	36·5	93·8

INCREASE of LIVE STOCK.

17.—If the census of 1890 exhibited an increase of ne more than 18 per cent. in the grain-cropped area of the United States, and a decrease rather than a development of the area devoted to the chief cereal exported, it has been otherwise with the number of certain descriptions of the live stock maintained. The horses on farms were more numerous by 45 per cent., the milch cows by 33 per cent., and the other cattle by 50 per cent. Of swine the advance was 20 per cent. Sheep, however, did not increase according to these reports by much more than 2 per cent. in the decade.

18.—For cattle, sheep, and swine, the relative growth must necessarily be contrasted with that of population, and it has been somewhat irregular.

In millions the numbers shown for each year by the Agricultural Department stand as under:—

——	Milch Cows.	Oxen and other Cattle.	Sheep.	Swine.
1880	12·0	21·2	40·8	34·0
1881	12·4	20·1	43·6	36·2
1882	12·6	23·3	45·0	44·1
1883	13·1	28·0	49·2	43·3
1884	13·5	29·0	50·6	44·2
1885	13·9	29·9	50·4	45·1
1886	14·2	31·3	48·3	46·1
1887	14·5	33·5	44·8	44·6
1888	14·9	34·4	43·5	44·3
1889	15·3	35·0	42·6	50·3
1890	16·0	36·8	44·3	51·6
1891	16·0	36·9	43·4	50·6
1892	16·4	37·7	44·9	52·4
1893	16·4	36·0	47·3	46·1
1894	16·5	36·6	45·0	45·2

These figures certainly suggest a somewhat arrested development in the more recent years. In swine there is a decline of over six millions since 1890; in sheep, there have been fluctuations, in oxen a practically stationary position for the past five years.

19.—Taking the three census years and the year 1893, to which most of the other data quoted has been brought, the changes may be thus compared:—

Year.	Population.	Milk Cows.	Other Cattle.
1870	38,558,000	10,096,000	15,389,000
1880	50,156,000	12,027,000	21,231,000
1890	62,622,000	15,953,000	36,849,000
1893	66,826,000	16,424,000	35,954,000

In the earliest of these years the milch cows are 261 to each 1,000 persons; in the latest year 245 only. The steers and other cattle on whom the beef export trade mainly draws developed in numbers up to 1890 from 399 to 588 per 1,000 persons, but have been nearly stationary since that date, and are now but 538.

20.—Neither sheep nor swine appear to keep pace with the population. In these classes of stock the figures for the same years stand thus:—

Year.	Population.	Sheep.	Swine.
1870	38,558,000	40,853,000	26,751,000
1880	50,156,000	40,766,000	34,034,000
1890	62,622,000	44,336,000	51,603,000
1893	66,826,000	47,276,000	46,095,000

ANIMAL EXPORTS.

21.—The meat exports of the United States so far at least as cattle and beef is concerned, for hardly any mutton is exported, have shown more expansion than those of her cereal produce, and somewhat more than the growth in numbers would explain. Still, however, even translating the dead meat into an equivalent number of cattle, the whole export in both forms makes but a small proportion of the stock. In 1884 the export of cattle alive and in the form of canned, dressed, and salted beef, was under 500,000. In 1893 the total exceeded 1,000,000. Even the last figure is under 3 per cent. of the cattle other than cows.

22.—In 1880 the number of live cattle exported was 183,000; in 1890, after a temporary reduction, they had risen to 395,000 head, a figure which was nearly or quite maintained in the two following years, and although the total sunk to 287,000 in 1893, the figures for the past year, 1894, however, will again show an increase.

23.—The exports of fresh beef, which were 85 million pounds in 1880, were doubled by 1890, making 173 millions; and have exceeded an average of 200 millions in the three years 1891–2–3; details are given below.

24. The exports of what are called hog products at one time bulked much more largely than now. In 1880, the bacon and hams sent out were 760 million pounds. In 1882 they had fallen to 468 millions and in 1883 to 340 millions, pork and lard likewise declining. The subsequent course of this class of imports are also shown below.

25.—The exports of live cattle, sheep, and swine, from the United States of America to all countries in the past 10 years may be quoted as under:—

Year.	Cattle.	Sheep.	Swine.
1884	191,000	274,000	46,000
1885	136,000	235,000	55,000
1886	119,000	178,000	74,000
1887	106,000	122,000	75,000
1888	140,000	144,000	24,000
1889	206,000	129,000	45,000
1890	395,000	68,000	91,000
1891	375,000	61,000	95,000
1892	395,000	47,000	32,000
1893	287,094	37,000	27,000

26.—The following shows the quantities of beef and tallow exported from the United States from 1884 to 1893 (*in millions of lbs.*) :—

Years.	Beef Products.				
	Canned Beef.	Fresh Beef.	Salted or Pickled Beef.	Other Cured Beef.	Tallow.
1884 - -	*—	120·8	42·4	0·6	63·1
1885 - -	*—	115·8	48·1	0·6	50·4
1886 - -	*—	99·4	58·9	0·8	40·9
1887 - -	43·1	83·6	36·3	0·2	63·3
1888 - -	40·5	93·5	49·0	0·1	92·5
1889 - -	51·0	137·9	55·0	0·2	77 8
1890 - -	82·6	173·2	97·5	0·1	112·7
1891 - -	109·6	194·0	90·3	1·6	111·7
1892 - -	87·0	220·6	70·2	1·0	89·8
1893 - -	79·1	206·3	58·4	0·9	61·8

* Not stated.

(*From the Statistical Abstract of the United States*, 1893, *p.* 172.)

27.—The total quantities of hog products exported from the United States in the 10 years from 1884 to 1893, were as follows (*in millions of lbs.*) :—

Years.	Bacon.	Hams.	Pork, fresh.	Pork, pickled.	Lard.
1884 - -	341·6	47·9	0·2	60·4	265·1
1885 - -	345·9	54·2	0·4	71·6	283·2
1886 - -	369·4	50·4	0·1	87·2	293·7
1887 - -	364·4	55·5	0·02	85·9	321·5
1888 - -	331·3	44·1	0·1	58·8	297·7
1889 - -	357·4	42·8	0·02	64·1	318·2
1890 - -	531·9	76·6	0·3	79·8	471·1
1891 - -	514·7	84·4	9·8	81·3	498·3
1892 - -	507·9	76·9	0·4	80·3	460·0
1893 - -	391·8	82·2	0·9	52·5	365·7

(*From the Statistical Abstract of the United States*, 1893, *p.* 172.)

NOTES ON PARTICULAR STATES.

The course of agriculture, according to the general figures above given, may be further illustrated by certain notes on the changes and present condition of characteristic States :—

Iowa.

28.—Perhaps the most striking of all the changes in the American wheat areas is the shrinkage shown in the State of Iowa. In 1879 both official estimates credit this State with upwards of 3,000,000 acres under wheat, and the State was pointed to in Mr. John Clay's Report to the Richmond Commissioners in 1882 as possessing a larger breadth of wheat than any other State of the union. It grew, however, but 10 bushels to the acre, and the Assistant Commissioner of that day pointed out how surely the greater suitability of the soil to stock and maize would lead to a change of system, and a relegation of wheat-growing to those soils which were most fit for the purpose. The change has occurred very rapidly here.

29.—The census figures for Iowa in 1889, and those now adopted by the Agricultural Department for 1893, only account for under 587,000 acres of wheat. What has happened here is a type of what is less rapidly occurring elsewhere. In the early settlement of this State, one of the most flourishing in the union, wheat, no doubt, largely predominated, and in some sections formed almost the exclusive feature of the arable area. In 1881 a contraction of the wheat area was first signalled by the estimators of the Agricultural Department, who put the reduction at 7 or 8 per cent., and connected it at the time with a phenomenally reduced yield, but it is obvious that the course of events outside the State itself was teaching the farmers of Iowa that, at existing values, beef promised better than wheat, and that owing to the demand of the East for other products, such as butter and cheese, production of this class was becoming the more profitable. With the keeping of cattle, increased dairies and creameries came into existence, Indian corn or maize was more largely grown, forage crops came into demand, and clover and blue-grass took a more prominent place in the rotation.

30.—It would appear from a note by the late statistician of the Agricultural Department, Mr. Dodge, that the decline in the acreage of wheat in Iowa owed something also to the frequent attacks of the insect enemies of this cereal, alluded to in the Report of the Assistant Commissioners to the Richmond Commission, 1879–80, wide areas having been injured by the Chinch bug. Whole fields were ploughed up in despair, and corn took the place of wheat. Another tendency was traced to the same period whereby winter was superseded by spring wheat. This had been previously grown but little in Iowa, and was almost confined to the south-eastern counties of the State. Even in Iowa, however, it is to be remembered the course of events has not been the same everywhere. There are some counties in the north-west, or were a year or two ago, where the area is greater than in 1879, while the rate of diminution is extremely varied, some counties reporting in 1889 their growth of wheat to be less by only one-fourth part, some by one-half, some by three-fourths. A reduction of nine-tenths of the area has, however, been reported by certain correspondents.

31.—It is scarcely to be wondered at that in the face of changes so rapid as those above referred to much inaccuracy of estimate as to the exact extent of the change arises. Although both the census reports and those of the Agricultural Department indicated large reductions, neither the absolute figures nor the relative proportions reported agree, and it would almost appear as if the Agricultural Department's correspondents still reckoned in 1889 on a wheat area greater by one million acres than that which ultimately appeared in the tables of the census.

32.—What the change meant in Iowa may be gathered from more recent reports, which show that in the interval, 1879–89, the area under oats increased by 150 per cent. from 1,500,000 acres to 3,750,000.

The meadows returned in the new census report, the text of which has not yet been received here, are said to have expanded from 2,500,000 to 5,250,000 acres, or by 112 per cent.

The new land taken up is suggested as providing three-fourths of the acres thus added for hay and oats, but the rest must have been taken from such of the discontinued wheat fields as were not turned over to maize. According to recent statements the apparent increase of maize in Iowa up to 1889 has not proved more stable than the growth of wheat, and much of the advance has been lost in the years which followed, nearly nine million acres were reported to be thus occupied in 1889, and less than seven and a half million in 1893.

But in Iowa, as elsewhere throughout the west, the growing and, as it would seem, permanent demand for the great forage crops, hay and oats, may be taken to provide the key to the discontinuance of wheat growing for export at such values as has been lately current, at least where settlement has progressed so far as to enable the easy or poor man's crop, as wheat has been described, to be dropped for some more special produce.

33.—The hay crop of Iowa was put in 1893 as over eight and a half million tons, exceeding in quantity the estimate of any other State, and approached only by that of New York, and although the values in the west could not of course stand on the level of those of the "Empire" State, Iowa is none the less credited with a hay crop worth over 10,000,000*l.* sterling.

34.—It may not be without its interest in connection with the changes in this State to note what the estimates of the census, rough and imperfect as they must be on such heads, show to have been the course of development of other agricultural industries in Iowa in the decade 1879–89, which saw the abandonment of 2,400,000 acres of wheat. No other state in the Union shows so large a valuation for live stock. Milk was returned as produced to the extent of less than 16,000,000 gallons in Iowa in the 1879 inquiries for the census of 1880, whereas no less than 487,000,000 gallons are set down as the production of the same State in 1889, while the

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poultry of the State is put roundly at 22,000,000 head against 8½ millions 10 years before, and the estimated production of eggs is put at more than double the outturn of 1879, or over 69,000,000 dozens, a figure barely exceeded by Ohio, which stands in the census tables as the largest egg-producing state in the Union.

35.—The numbers of live stock in Iowa contrasted at the two census dates stand as under:—

	1880.	1890.
	No.	No.
Horses	792,000	1,312,000
Milch cows	854,000	1,498,000
Other cattle	1,755,000	3,395,000
Sheep (except spring lambs)	455,000	547,000
Swine	6,034,000	8,267,000
	£	£
Estimated value of the live stock	25,000,000	41,000,000

ILLINOIS.

36.—Taking as another example a state with a superficial area in farms about exactly equal to that of Iowa, the "Garden" State of Illinios has long occupied a prominent agricultural position. There the normal yield of wheat according to local records considerably exceeds that of Iowa, and is given as somewhat the same as that credited to France. The bulletins of the State Board of Agriculture differ in some respects as to area and yield from those of the central office, but enable a continuous record to be shown not only of the area, yield, and estimated value of certain crops for the State of Illinois from 1879 to 1894, but furnish also a local estimate of cost per acre, of price, and of loss or profit on the year. The following table is reproduced from these statistics, which may be of interest, although they contain some errors of calculation:—

WHEAT (Spring and Winter).

	Number of Acres.	Average Yield per Acre.	Price per Bushel.	Value per Acre.	*Cost of Production per Acre.	Profit.	Loss.
		Bushels.	$ c.	$ c.	$ c.	$	$
1879	2,440,808	18¾	0·87	16·36	10·55	14,180,104	—
1880	3,256,350	17⅝	0·82	14·27	10·55	11,642,610	—
1881	3,642,589	7⅞	1·07	7·90	10·00	—	8,365,458
1882	2,846,117	18⅓	0·89	16·41	10·70	16,237,102	—
1883	2,047,956	10	0·95	9·50	11·10	—	3,358,749
1884	2,717,592	12	0·76	9·35	10·75	—	3,862,400
1885	1,068,364	8	0·86	6·70	10·65	—	4,196,019
1886	1,991,336	14	0·74	9·47	10·75	—	2,558,082
1887	2,391,297	16	0·65	10·47	10·90	—	1,030,365
1888	2,277,001	15	0·70	10·60	9·50	2,496,305	—
1889	2,052,388	18	0·70	12·71	9·48	6,633,207	—
1890	1,215,797	12	0·82	9·86	10·25	—	473,655
1891	1,871,968	18	0·79	14·55	10·25	8,080,875	—
1892	1,665,964	18	0·69	12·65	10·20	4,059,904	—
1893	1,630,797	12	0·48	5·60	10·40	—	7,837,544
1894	2,071,354	20	0·43	8·60	9·90	—	2,712,013

* 1879 estimated same as reported for 1880.

37.—Here, with the exception of the increase of 1894, the tendency to reduced areas is again visible, but the serial nature of the record enables the wide differences between one season's wheat area and another to be apparent. The total areas range from 3,600,000 acres in 1881 down to little over 1,000,000 in 1885, and after further rises and falls to 1,631,000 acres in 1893 and 2,000,000 acres in 1894, the statisticians of the State, it is to be noted, estimate nine years of loss on wheat growing against seven of profit, and the profits of the early years were never again reached.

38.—In contrast with this table the parallel record from the same local source for oats may be quoted, showing the area, yield, and value of this cereal from 1879 to 1894. Here, again, more losses than gains are proclaimed by the local estimators, but notwithstanding this the rate of yield seems high and the acreage with some fluctuations on the whole augmenting.

Year.	Number of Acres.	Average yield per Acre.	Price per Bushel.	Value per Acre.	*Cost of production per Acre.	Profit.	Loss.
		Bushels.	Cents.	$ c.	$ c.	$	$
1879	1,631,139	33	22	7·39	9·40	—	3,273,544
1880	1,749,391	35	24	8·40	9·40	—	4,516,861
1881	1,922,389	35	30	10·50	9·40	1,932,048	—
1882	2,461,655	40	41	16·40	9·85	16,746,282	—
1883	2,740,959	38	26	9·88	9·85	341,046	—
1884	2,867,560	36	25	9·08	9·85	—	2,206,887
1885	3,159,585	36	24	8·89	9·75	—	2,746,640
1886	3,337,455	34	26	8·70	9·80	—	3,601,796
1887	3,643,861	30	23	7·03	9·75	—	9,848,240
1888	3,809,830	40	24	9·52	9·40	352,297	—
1889	3,663,936	39	20	7·91	9·45	—	5,592,770
1890	3,164,805	24	29	6·92	8·95	—	6,458,948
1891	2,934,887	38	28	11·00	9·20	5,362,969	—
1892	2,698,893	33	27	9·08	9·20	—	327,523
1893	3,352,375	31	22	6·85	9·05	—	7,362,271
1894	3,424,422	39	28	10·75	9·05	5,897,417	—

* 1879–81 estimated same as reported for 1880.

39.—A Table showing the area, yield, and value of the hay crop for the State of Illinois from 1879 to 1894, appears also in the local reports, from which the following figures may be taken, and apparently they teach the lesson that with only one exception the hay crop has been profitable. It is not explained in what way the cost of production, which seems high, has been estimated:—

Year.	Number of Acres.	Average yield per Acre.	Price per Ton.	Value per Acre.	*Cost of Production per Acre.	Profit.	Loss.
		Tons.	$	$	$	$	$
1879	2,161,760	1·20	6·37	7·60	7·35	543,076	—
1880	2,259,857	1·5	6·50	9·75	7·35	5,912,985	—
1881	2,384,366	1·5	6·95	10·42	7·35	6,666,617	—
1882	2,629,333	1·75	7·75	13·56	7·35	14,615,456	—
1883	2,945,482	1·75	6·15	10·76	7·35	9,296,179	—
1884	3,004,342	1·64	5·47	9·00	7·35	4,961,364	—
1885	3,197,688	1·33	6·05	7·96	7·30	2,027,591	—
1886	3,393,961	1·45	5·90	8·53	7·15	6,192,328	—
1887	3,316,016	·78	8·70	6·77	7·30	—	1,691,291
1888	3,043,723	1·41	6·70	9·71	6·85	8,643,854	—
1889	3,176,281	1·55	5·45	8·44	6·85	5,006,041	—
1890	2,704,965	1·48	5·75	8·47	7·40	2,874,634	—
1891	2,564,294	1·40	6·70	9·44	7·40	5,273,363	—
1892	2,351,085	1·63	6·20	10·13	7·40	6,398,452	—
1893	2,788,903	1·30	7·20	9·35	7·45	5,280,131	—
1894	2,787,218	1·18	7·50	8·80	7·40	4,010,897	—

* 1879–1881 estimated same as reported for 1880.

40.—Illinois, like Iowa, is a state claiming a large possession of live stock, the census valuation coming next in magnitude and reaching 36,000,000*l.*, the houses on farms being given in 1890 as 1,335,000, the cattle of all sorts as over 3,000,000, and the swine 5,925,000 head.

The valuation put on farm land in Illinois considerably exceeds that of Iowa, the census of 1890 putting it at 41 dollars per acre against under 32 dollars in 1880.

Ohio.

41.—Among the older settled states which have maintained their wheat acreage, Ohio is the most important. Its valuation of 45 dollars or 9*l.* per farm acre placed it above Illinois, but it is noteworthy that unlike the latter state it seems to have slightly reduced, rather than increased, its valuation in the intercensal period.

With 18,000,000 acres of improved land keeps pretty steadily 2¾ million acres under wheat and under maize respectively. According to an official statement given in the 47th annual report of the State Board of Agriculture, the wheat area of the period of 27 years from 1850 to 1876 was on the average 1,680,000 acres. By 1883 this seems to have risen to nearly 2,500,000 acres and to have been maintained at a slightly higher average up to 1892 when 2,800,000 acres were recorded.

Like many other American states the average of a whole state covers wide varieties of local soil and practice. The mean yield of the 10 years before 1890 was under 14 bushels to the acre. In a recent bulletin of the Ohio Experimental Station treating of 40 years' experience in wheat growing, it is pointed out, that the northern section of the state had increased its average yield in the 40 years reviewed by nearly three bushels an acre, and the central counties by from one to two bushels, and that in one county an average yield of 19½ bushels over the ten years 1880–89 had been secured. The conclusion drawn was that by higher farming it was quite possible the average yield of the whole state could be raised to this level, and if this were so, Ohio alone could produce bread enough for 12 million mouths. At all events the Director of this Station estimates that it will be centuries before Ohio contains people enough to consume all her wheat.

These considerations open out another view of possibilities of wheat development even in the older states where the cereal has been long grown and indicate a reserve of possible production which could be called into action by a rise in values or a material decline in the cost of labour.

Abandoned Farms in New England.

42.—Among the notablechanges in American agriculture, it is to be remarked that, especially in the Eastern section of the country, and in States, populous and wealthy like many parts of Great Britain, one hears of deserted and abandoned farms as a feature of the times. The various changes of crop distribution already noted as in progress, have not, therefore, everywhere sufficed to meet the new conditions of western competition, and the resultant low values of agricultural products, which do not in all cases, it would appear, allow a profitable use to be made of the soil formerly occupied for farming. These cases may not be permanent, but they are signs of the friction and dislocation necessarily accompanying the transformation from earlier practice where local wants were met by local crops.

It would be easy to exaggerate this matter to a prominence it does not deserve, but as illustrating the pressure in Eastern America of what is recognised in Europe as agricultural depression, a note may be made of the issue of officially published lists of unoccupied and abandoned farms in Connecticut, Massachusetts, Vermont, and New Hampshire.

43.—The first of these States issued in 1892 a list for the guidance of possible purchasers of land so circumstanced. The State Board of Agriculture invited, in January 1892, the owners of such estates to supply them with information to be published and widely distributed, at the cost of the Board. An official circular issued by the secretary contained the following passage:—

"Frequent inquiries have been received by me for lists of 'abandoned farms' in Connecticut. While this name is a misnomer as applicable to any considerable extent to any lands in Connecticut, yet it is true that in most of the rural districts there are farms for sale at very low prices, taking into account the buildings and other improvements upon them, and to meet the wants of those who are looking for homes in Connecticut, and in the interest of those who have farms to sell, the Board of Agriculture undertakes the work of collecting and publishing a list of farms for sale in Connecticut, with brief description and price."

In further explanation it is stated in the volume subsequently issued, that the question of "abandoned farms" has been so widely discussed that it has been hard for many persons to see that it was not in that class of property alone that our interest was enlisted. Some farms have been abandoned because, from location or otherwise, they ought to be abandoned, their legitimate use was for growing wood and timber, rather than for general farming.

The diversion of travel and the removal of small business centres and small manufacturing industries have caused some property once occupied to be no longer in demand. In other cases the owners have preferred to let houses and lands remain unoccupied "abandoned" as far as occupancy is concerned, rather than to be at the expense of repairs to fit the place for tenant, or even to persuade themselves to a sale to some chance customer who might offer.

Our expressed opinion, that such cases are rare of "abandoned farms" in Connecticut has been confirmed by the reports returned to this office. Many read, "No

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"abandoned farms in this town," others "No farms for sale in this town."

But when we set aside these two classes, the "abandoned farms" and the townships where there are none, or where there are no farms for sale, we find that there are a large number of farms in every degree of desirability and condition of culture and buildings which are for sale at very low prices, in proportion to the cost of the buildings and fences expended even in a very few years. Death of the owner, or other family circumstances, place on the market much very valuable property. There are in some sections small farms very desirable as residences, where the owner used to follow some trade, now removed to the village, or city, gaining only a part of his support from his farm. In some towns these places, as they came on the market during the last fifty years—for that period covers about the time of this change—were bought up and absorbed by the larger farms, used for pasturage or the growth of wood; in others they remain as separate holdings, and are offered at very low prices.

44.—In Massachusetts, with a density of population per square mile not very dissimilar to that of the United Kingdom, and with a predominance of industrial and manufacturing industries which leaves the agricultural population as with ourselves to form only some 4 per cent. of the whole—action like that of Connecticut has been taken to endeavour to attract customers to lands which have been more or less completely abandoned from a farming point of view.

As early as 1889 the State Board of Agriculture invited an expression of opinion in one of its bulletins as to the increase or otherwise of deserted farms in each district, and the legislature in 1891 voted funds for an inquiry and publication of a list as a means of restoring occupiers to the untilled areas. In the circular issued to the local assessors, calling for the information desired, it was stated that they must exercise their own discretion in regard to definition, but any farm not occupied for cultivation, or as a summer home, might be, it was suggested, called an abandoned or partially abandoned farm if for sale at a low price. Farms so long abandoned that the buidings had disappeared, and the land mostly given up to brush and wood were not to be included.

The publication of these lists has been made at intervals since this date, and in the fifth edition published in December, 1894, the following figures are given:—

Number of abandoned or partially abandoned farms reported	1,563
Number of advertised farms sold	150
Number of farms reported as sold in reply to requests for description	47
Number of farms of which descriptions were received	543
Number of farms withdrawn from the catalogue	79

There were, according to the Massachusetts local census of 1885, 45,000 farms altogether in the state with an acreage with an average acreage of 86·6 acres—the average value of the lands and buildings given in this estimate was nearly $4,113, or roughly 817*l.*, about 9*l.* 8*s.* per acre. The 150 farms sold after the advertisement above alluded to, had an average acreage of over 100 acres, and the value set against them was $1527·5, or not much over 300*l.*—a rate apparently of 3*l.* per acre.

45.—The Massachusetts Bureau of Statistics of Labour has also collected a number of interesting statistics concerning abandoned farms in this state, which may be found in the 21st annual report of the Bureau (1890, pp. 177–258), from which the following extracts are made:—

The returns as to abandoned farms were made directly to the bureau by the assessors of the several towns at the close of the year 1889 and early in the year 1890.

The following definition—which differs somewhat, it must be remembered, to that before quoted of the term "abandoned farm" was placed upon the form sent out to the assessors:—

"By 'abandoned farms' in this inquiry are meant those formerly cultivated but now deserted, upon which cultivation is now abandoned, and the buildings, if any, unoccupied and permitted to fall into decay. In some cases the grass is still cut on these farms, but nothing is done in the way of enrichment of the soil, and the land is practically unproductive and left to run wild."

The returns were made in accordance with this explanation, which described what is generally understood by the term "abandoned farm"; and the following statistical tables, so far as they refer to such farms, are limited by the definition given:—

The State and Counties.	Farms with Buildings.	Farms without Buildings.	Total.
The State	772	689	1,461
Berkshire	120	92	212
Franklin	113	116	229
Hampshire	92	124	21
Hampden	101	112	214
Worcester	187	157	344
Middlesex	52	24	76
Essex	2	—	2
Suffolk	—	—	—
Norfolk	25	11	36
Bristol	33	19	52
Plymouth	24	31	55
Barnstable	13	2	15
Dukes	10	1	11
Nantucket	—	—	—

The following table shows the comparative acreage and value of all farms and abandoned farms, with per-centages:—

The State and Counties.	Acreage of Farms.	Acreage of Abandoned Farms, 1890.	Per cent. of Acreage abandoned.	Value of all Farm Land, 1885.	Assessed Value of Abandoned Farms, 1890.	Per cent. of Total Valuation.
The State	3,661,833	126,509	3·45	93,803,077	1,076,328	1·15
Berkshire	547,689	27,397	5·00	10,221,355	130,745	1·28
Franklin	383,756	18,776	4·89	6,428,883	117,434	1·83
Hampshire	316,442	21,672	6·85	5,800,379	132,072	2·28
Hampden	300,736	16,836	5·60	6,183,261	116,343	1·88
Worcester	798,890	29,117	3·64	17,222,883	314.731	1·83
Middlesex	406,533	4,870	1·20	17,989,032	117,795	0·65
Essex	193,999	114	0·06	8,814,938	2,910	0·03
Suffolk	1,783	—	—	628,950	—	—
Norfolk	160,756	1,987	1·24	7,464,743	44,195	0·59
Bristol	200,653	2,221	1·11	5,598,848	40,865	0·73
Plymouth	216,118	2,407	1·11	5,180,840	41,268	0·80
Barnstaple	84,344	466	0·55	1,657,313	11,050	0·67
Dukes	41,805	645	1·54	487,424	6,920	1·42
Nantucket	8,325	—	—	124,228	—	—

46.—In the following summary the bureau recapitulates the salient points brought out by the investigation:—

Abandoned farm land in Massachusetts is principally confined to the western counties. Such land aggregates 3·45 per cent. of the total farm acreage of the State, outside the limits of cities, and about 0·87 per cent. of the value of such farm land. In Nantucket and Suffolk counties no abandoned farm land is returned. The per-centage of abandoned farm land of total farm acreage for the counties returning abandoned farm land is highest in Hampshire County, reaching therein 6·85 per cent. It is lowest in Essex County, being therein only 0·06 per cent.

The average size of abandoned farms with buildings is 86 acres, and for those without buildings 87 acres. The average value of abandoned farms with buildings is $894, and for those without buildings $561. The average value of buildings on abandoned farms is $337 per farm, ranging much less than the average value of buildings upon farms under cultivation. Much of the abandoned land may be bought for less than $10 per acre.

While some to the towns containing abandoned farms show a recent decline in the value of agricultural pro-

ducts and property, this is not universally true, and the decline in certain localities is overbalanced by increase in others in the same county; so that, notwithstanding the existence of abandoned farms, each county, except Nantucket, shows an increase since 1875, in the value of agricultural products, and every county shows an increase in the value of agricultural property.

The action of the other States quoted in respect of abandoned farms was much of the same character of that above detailed.

47.—The Vermont authorities entitled their published records issued in 1893 "A list of desirable farms at low prices"—the intention being, however, to include all unoccupied farms where the name of the owner could be reached.

There were 376 cases in all reported, but not over 200 of these were of long standing. The list does not include, however, tracts of land where farm buildings had once been, but which had passed out of the list of farming lands some years ago, and are now described as reverting "to their original and proper use, the growing of forest trees." In connection with this state of matters it may be noted that the assessed value per farm acre in the State of Vermont has declined from $22·40 in 1880 to $18·30 in the last census.

48.—In the New Hampshire list stress is laid on the beauty of the scenery, and the adaptability of much of the abandoned farm land to occupation as summer homes for urban business men. About 750 farms, which for want of a better term were called abandoned, were stated in the pamphlet issued in April last to be offered for sale, making with the number advertised in 1890 a total of 1,342. The reasons of abandonment vary. It is pointed out there is no exhaustion of the soil, but that owners have found town business more engrossing, attractive, and profitable, and it is urged that they offer a good opportunity for investment, as they could, in many instances, be purchased for less than it would cost to replace the buildings, and for one-fifth of the cost of the permanent improvements upon them.

49.—As an indication of the extent to which agricultural depressions is recognised as a topic of discussion in New England, and at the same time of the hopeful attitude held by American experts, it may be of interest to quote from a speech reported in one of their list of unoccupied farms made by Professor W. H. Brewer, of Yale, whose position among agricultural teachers is well known, and who was one of the special experts on cereal production employed in the census of 1880, under Gen. Walker.

He says: "We hear much of the decadence of New England farming, and all the great city newspapers are just now speaking of it. They treat it as if it were an independent economical fact, and this decline of farming in New England has been the subject of many a pathetic article. But is it a fact that New England farming is declining, in any other sense than that which applies to agriculture all over Christendom? If so, in what sense is it declining? It is changing, unquestionably; so is the farming of every civilized region that is reached by railroads and telegraph. New England farming is certainly changing, but I question very much if it is declining,—I mean declining in the amount of its productions, declining in the value of its productions, or declining in its relative profits as compared with farming in other places, or even with many other kinds of business. No safe investment pays so well to-day as it did 25 years ago. It is more difficult now to make safe investments yield 5 per cent. than it was then to yield 7 or 8 per cent. I believe, from all the data I have been able to collect, that New England as a whole is not declining in its agricultural productions, either as to amount or value. It is certain that this State of Massachusetts is not.

"We have a census of the agricultural products of Massachusetts beginning 50 years ago; that is, going back to before the days of railroad transportation and before the days of reaping machines or telegraph. I have spent much time and study on agricultual census tables in general, and of Massachusetts in particular, because this State is the only one in New England which has a census of its own, alternating with the national census, and more complete than that in agricultural details. This is a rich theme for study, but I can only glance at some of the facts which have an especial bearing on the subject I am discussing.

"The figures show that during the last 10 years, the years of greatest agricultural depression, not only in New England but elsewhere, the total production did not decline, but actually increased 28 per cent.; during this period the total area of land in farms increased, the acreage of cultivated land increased, and the number of persons employed in agriculture increased. The decline, if there was any, was not in the amount of land tilled, nor in the number of persons employed, nor in the value of products produced.

"If we look at the whole period of 50 years, the results are very instructive. There has been an enormous increase, instead of decline; some things have greatly declined, especially mutton, cheese, wool and some other products; but even grain raising has declined less than is popularly believed. I have constructed tables showing the amount of each of the cereal grains produced in each of the census years, and also the total amount of cereals. The tables would be too extensive for this place; sufficient to say that the decline, even in grain, has not been great. Using only round numbers, hundreds of thousands of bushels, the decline has been from 41 (hundred thousand bushels) in 1840 and 29 in 1845, to 28 in 1880 and 31 in 1885. On the other hand, there has been an enormous increase in many productions. For example, eggs, from less than 26,000 dollars in 1845 to over one and one-half millions in 1885, an increase of sixty-two fold. Hay has doubled in value: milk has increased from less than 305,000 dollars in 1845 to ten and one-third millions in 1885.

"I cite these figures more to show the changes in our agriculture than to show that there is not a relative decline; because I wish to impress the fact of the actual change going on in our New England farming, and also the fact that, even rapid and great as it has been, it has not been fast enough to keep up with the changing conditions.

"Farming is certainly changing here, but the change in New England is not so great as it is in Old England, nor is it, after all, attended with so much distress.

"The American farmer, who owns the land he tills and is free to change his methods and his crops, easier adjusts himself to the new condition of things; and yet the decline in agricultural land has gone on in all the older States. One writer says that it amounts to a hundred million of dollars in Michigan; another, twice that in New York, another states higher figures as to the decline in Illinois; and so the story goes. Another class of writers is discussing the amount and number of mortgages on farms, and is trying to make political capital out of it; but foreign papers tell us the same story of France and Germany and Italy. We all know how the Italian peasants are now seeking relief by flocking to America.

"The fact cannot be denied that farming is under a cloud, and has been so for the last few years; but I believe that the bottom of the decline has been reached, at least in this country. The United States has given away land, and the old States have had to compete with land that cost nothing. But the land is practically all given away now; the "frontiers" are gone. So, too, the pasturage is taken up, and hereafter land must be bought for farming, and New England farms will again rise in value."

Appendix A. XXII.

APPENDIX XXII.

Notes as to the Acreage and Live Stock of certain European Countries in the period 1883–93.

(*Handed in by Mr. T. H. Elliott. See Questions* 39,304; 39,921; 40,327.)

The following Tables are extracted from the Annual Returns, published by the Board of Agriculture with a view to show, so far as the information available permits, what, if any, change has occurred in the area devoted to corn crops generally, and in particular to wheat, the acreage under potatoes, and that under grass of all description in Austro-Hungary, France, Germany, and Italy during the period 1883-93.

Table I.—As regards corn crops, with the exception of certain years in the Italian figures the information is fairly complete, and appears to indicate that while the area so occupied in the United Kingdom has diminished by about 10 per cent., that of Austria has after an increase fallen nearly to the total of 1883; that of Hungary shows a distinct rise in the later years, after allowing for the change of area dealt with. The French figures are fairly stationary; and the German show an apparent increase since 1888, which, however, may be due to some change in the form of returns. In Italy a small increase is apparent.

Table II.—The Table giving similar particulars as regards wheat show that the Austrian acreage increased up to 1885–8, and has fallen but very slightly since; the Hungarian figures indicate a distinct increase of area. In France, with the exception of the year 1891, when the crop was largely destroyed by weather, the tendency is rather towards increase, though there is scarcely any change between the 1884 and 1893 totals. In Germany, and to a smaller extent in Italy, the area returns is greater than in 1883. In the United Kingdom the drop has been 26 per cent. since 1888.

Table III.—Taking potatoes as a special crop, common to many parts of Europe, the decline in the United Kingdom is very slight. The French and German crop area show a distinct increase.

Table IV.—The Italian figures do not enable a comparative statement to be made for that country, and those for Germany are complete only for the last seven years. Only in the United Kingdom and in France do the reports indicate a material increase—the increase in the latter country being greater than our own.

Table V.—As regards live stock none of the countries named, except France, has a yearly census, and statements of the number of cattle and sheep for isolated years are, owing to the frequently possible fluctuation, of uncertain value. Up to 1892 inclusive, the total of cattle and the proportion returned as cows showed an increase both in this country and in France—the drought of 1893 caused a reduction on both sides of the Channel.

Table VI.—In sheep the numbers followed the same course as cattle here, but in France the decline has been considerable since 1885–7. In Germany, Italy, and Austria such figures as are available indicate more or less striking reductions—the drop in Germany being nearly 30 per cent.

Table VII.—Pigs in the United Kingdom and in Italy are apparently fewer. A large extension in these numbers appear in Germany and Austria, while in France they appear to have been nearly stationary.

As regards Roumania, from which country particulars are now received the comparative figures only go back four years, and have been therefore excluded from these tables. If used they would show for that interval a somewhat growing area in corn, but a reduced portion under wheat in 1893. The grass area seems greater.

The statistics of Russia present certain difficulties of comparison. As rendered they appears to indicate an extension of about 2½ per cent. in the corn crops generally, a much larger one of 13 per cent. in wheat, and a still greater extension in the area under potatoes.

I.—Acreage under Corn and Pulse Crops.

Various European Countries—1883 to 1893.

(*In Millions of Acres.*)

Years.	United Kingdom.	Austria.	Hungary.	France.*	Germany†	Italy.
1883	10·3	16·8	19·1	36·8	34·2	‡19·7
1884	10·1	17·3	19·7	37·5	34·2	—
1885	10·0	17·8	20·0	36·7	34·2	—
1886	9·9	17·6	20·1	36·6	34·3	—
1887	9·7	17·6	21·9	36·6	34·3	—
1888	9·8	17·6	19·8	36·5	34·3	—
1889	9·6	17·4	20·2	36·5	36·4	—
1890	9·6	17·5	20·3	36·6	36·5	20·0
1891	9·4	17·3	§22·8	35·1	36·4	20·2
1892	9·3	17·3	§23·3	36·4	36·4	20·2
1893	9·2	17·1	§24·1	36·6	36·7	—

* Excluding pulse crops. † Excluding mixed grain.
‡ Average of 1879–1883. § Including Croatia and Slavonia.

II.—Wheat.

Various European Countries—1883 to 1893.

(*In Millions of Acres.*)

Years.	United Kingdom.	Austria.	Hungary.	France.*	Germany.	Italy.
1883	2·7	2·6	6·4	17·0	4·7	†11·0
1884	2·8	2·7	6·8	17·4	4·7	—
1885	2·6	2·9	6·8	17·2	4·7	—
1886	2·4	2·9	6·8	17·2	4·7	—
1887	2·4	2·9	7·3	17·2	4·7	—
1888	2·7	2·9	6·8	17·2	4·8	—
1889	2·5	2·7	7·2	17·4	4·8	—
1890	2·5	2·8	7·4	17·4	4·8	10·9
1891	2·4	2·7	‡7·9	14·2	4·7	11·1
1892	2·3	2·8	‡8·1	17·3	4·9	11·2
1893	2·0	2·8	‡8·6	17·5	5·0	11·3

* Including spelt. † Average of 1879–83.
‡ Including Croatia and Slavonia.

III.—Potatoes.

Various European Countries—1883 to 1893.

(*In Millions of Acres.*)

Years.	United Kingdom.	Austria.	Hungary.	France.	Germany.	Italy.
1883	1·4	2·6	1·0	3·3	7·2	*0·4
1884	1·4	2·7	1·0	3·5	7·2	—
1885	1·4	2·7	1·0	3·6	7·2	—
1886	1·4	2·7	1·1	3·6	7·2	—
1887	1·4	2·8	1·1	3·7	7·2	—
1888	1·4	2·7	1·1	3·6	7·2	—
1889	1·4	2·7	1·1	3·6	7·2	—
1890	1·3	2·7	1·1	3·6	7·2	0·4
1891	1·3	2·7	†1·2	3·7	7·2	0·4
1892	1·3	2·7	†1·3	3·7	7·2	0·
1893	1·3	2·7	†1·3	3·8	7·5	—

* Average of 1879–83. † Including Croatia and Slavonia.

Appendix A. XXII.

IV.—Grass of all Sorts (including Clover).

Various European Countries—1883 to 1893.

(In Millions of Acres.)

Years.	United Kingdom.	Austria.	*Hungary.	France.*	Germany.	Italy.
1883	31·7	19·7	6·4	13·9	—	—
1884	32·1	19·8	6·5	13·7	—	—
1885	32·4	19·9	6·3	15·0	—	—
1886	32·6	19·9	6·4	14·6	—	—
1887	32·7	20·0	—	14·1	19·1	—
1888	32·7	20·0	6·5	14·2	19·1	—
1889	33·0	20·0	6·5	14·3	19·1	—
1890	33·2	20·1	6·5	14·8	19·1	—
1891	33·6	20·1	†7·6	15·1	19·1	—
1892	33·5	20·1	†7·5	15·7	19·1	13·6
1893	33·6	20·1	†7·2	15·6	18·9	—

* Grass meadows only. † Inclusive of Croatia and Slavonia.

V.—Cattle.

Various European Countries—1883 to 1893.

(In Millions.)

Years.	United Kingdom.		Austria.		Hungary.		France.		Germany.		Italy.	
	Cattle (including Cows).	Cows.	Cattle (including Cows).	Cows.	Cattle (including Cows).	Cows.	Cattle (including Cows).	Cows.	Cattle (including Cows).	Cows.	Cattle (including Cows).	Cows
1883	10·1	3·7	*8·6	*4·1	*†5·3	*†2·0	—	—	15·8	9·1	‡4·8	‡§2·4
1884	10·4	3·8	—	—	¶4·9	¶1·8	—	—	—	—	—	—
1885	10·9	4·0	—	—	—	—	13·1	6·4	—	—	—	—
1886	10·9	4·0	—	—	—	—	13·3	6·3	—	—	—	—
1887	10·6	3·9	—	—	—	—	13·4	6·4	—	—	—	—
1888	10·3	3·9	—	—	—	—	13·4	6·4	—	—	—	—
1889	10·3	3·8	—	—	—	—	13·5	6·5	—	—	—	—
1890	10·8	4·0	8·6	4·3	—	—	13·6	6·5	—	—	5·0	—
1891	11·3	4·1	—	—	—	—	13·7	6·6	—	—	—	—
1892	11·5	4·1	—	—	—	—	13·4	6·5	17·6	9·9	—	—
1893	11·2	4·0	—	—	—	—	12·2	6·0	—	—	—	—

* Figures for 1880. † Including Croatia and Slavonia. ‡ Figures for 1881–2. § Including calves. ¶ Excluding Croatia and Slavonia.

VI.—Sheep.

Various European Countries—1883 to 1893.

(In Millions.)

Years.	United Kingdom.	Austria.	Hungary.	France.	Germany.	Italy.
1883	28·3	*3·8	—	21·6	19·2	†8·6
1884	29·4	—	10·6	22·1	—	—
1885	30·1	—	—	22·9	—	—
1886	29·0	—	—	22·6	—	—
1887	29·4	—	—	22·9	—	—
1888	28·9	—	—	22·6	—	—
1889	29·5	—	—	22·0	—	—
1890	31·7	3·2	—	21·7	—	6·9
1891	33·5	—	—	21·7	—	—
1892	33·6	—	—	21·5	13·6	—
1893	31·8	—	—	20·3	—	—

* In 1880. † Figures for 1881–2.

V.—Pigs.

Various European Countries—1883 to 1893.

(In Millions.)

Years.	United Kingdom.	Austria.	Hungary.	France.	Germany.	Italy.
1883	4·0	‡2·7	—	5·8	9·2	§2·1
1884	3·9	—	4·8	5·9	—	—
1885	3·7	—	—	5·9	—	—
1886	3·5	—	—	5·8	—	—
1887	3·7	—	—	6·0	—	—
1888	3·8	—	—	5·8	—	—
1889	3·9	—	—	6·0	—	—
1890	4·4	3·5	—	6·0	—	1·
1891	4·3	—	—	·1	—	—
1892	3·3	—	—	6·3	12·2	—
1893	3·3	—	—	5·9	—	—

‡ In 1880. § Figures for 1881–2.

Board of Agriculture, London.
31st January 1895.

Appendix A. XXIII.

APPENDIX XXIII.

(*Handed in by Mr. J. Looker. See Questions* 41,305; 41,399.)

A PARISH IN HUNTINGDONSHIRE.

Incidence of Local Taxation.

Private Residents.

	£ s. d.	£ s. d.
No. 1. Retired Colonist:—		
Schedule A.	1 6 4	
„ B.	0 2 2	
House duty	0 9 3	
Land tax	0 12 6	
Income tax, say, on 500*l.*	16 13 4	
		19 3 7
Local rates—2*s.* 10*d.* in £ on 29*l.* 15*s.*	- - -	4 4 3
		23 7 10
No. 2. Retired Gentleman:—		
Schedule A.	1 9 9	
„ B.	0 2 10	
House duty	0 10 0	
Income tax, say, on 500*l.*	16 13 4	
		18 13 11
Local rates—2*s.* 10*d.* in £ on 34*l.**	- - -	4 16 4
		23 10 3
* Land tax 16*s.* 8*d.*		
No. 3. Banker:—		
Schedule A.	6 15 6	
„ B.	0 17 5	
House duty	6 0 0	
Land tax	3 6 8	
Income tax, say, on 1,500*l.*	50 0 0	
		66 19 7
Local rates—2*s.* 10*d.* in £ on 140*l.* 10*s.*	- - -	19 18 1
		86 17 8
No. 4. Retired Farmer:—		
Schedule A.	1 10 7	
„ B.	0 1 1	
House duty	15 0	
Land tax	10 6 8	
Income tax, say, on 400*l.*	13 6 8	
		17 0 0
Local rates—2*s.* 10*d.* in £ on 38*l.* 5*s.*	- - -	5 8 4
		22 8 4
		*16 8
Total		£156 14 1
		*157 0 9

Assumed Occupying Owners.

	£ s. d.	£ s. d.
No. 1. Farmer:—		
Schedule A.	3 17 11	
„ B.	1 14 0	
Land tax	19 13 5	
		25 5 4
Local rates—2*s.* 10*d.* in £ on 145*l.* 11*s.* 6*d.*	- - -	20 12 4
		45 17 8
No. 2. Farmer:—		
Schedule A.	6 1 8	
„ B.	2 8 1	
Land tax	9 10 0	
		17 19 9
Local rates—2*s.* 10*d.* in £ on 186*l.* 11*s.*	- - -	26 8 8
		44 8 5
No. 3. Farmer:—		
Schedule A.	16 12 6	
„ B.	6 4 7	
House duty	0 6 8	
Land tax	27 7 6	
		50 11 3
Local rates—2*s.* 10*d.* in £ on 517*l.* 16*s.*	- - -	73 7 0
		123 18 3
No. 4. Farmer:		
Schedule A.	4 1 8	
Land tax	3 17 6	
		7 19 2
Local rates—2*s.* 10*d.* in £ on 129*l.* 10*s.*	- - -	18 6 11
		26 6 1

Local Rates.

	s.	*d.*	
Education	0	6	in the £
Poor, lunatics, police, &c.,	1	1½	„
Sanitary	0	0½	„
Highways	1	0	„
Other purposes	0	2	„
	2	10	„

Total - £240 10 5

CHILCOTE MANOR FARM 1894.

Ratios of Milk to 1 lb. Butter, taken weekly from a herd of 30 Jersey Cows for 12 Months ending 31st December 1894.
Handed in by Mr J. F. Hall (See ques. 42 - 237.)

APPENDIX XXIV.

Appendix A. XXIV.

MILK RECORDS.

CHILCOTE MANOR FARM, September 1893 to September 1894.

(*Handed in by Mr. J. F. Hall. See Question* 42,236.)

Cows.	Gallons.	Weeks in Milk.	Average per Week.	Cows.	Gallons.	Weeks in Milk.	Average per Week.
			Lbs.				Lbs.
No. 1	557	46	121	No. 14	414	50	83
„ 2	508	48	106	„ 15	413	47	88
„ 3	504	47	107	„ 16	401	42	95
„ 4	493	45	109	„ 17	370	45	82
„ 5	483	45	107	„ 18	367	42	87
„ 6	478	46	104	„ 19	362	46	78
„ 7	476	42	113	„ 20	360	39	92
„ 8	472	45	105	„ 21	338	42	80
„ 9	455	51	89	„ 22	309	46	67
„ 10	442	46	92	„ 23	307	40	77
„ 11	435	46	95	„ 24	302	52	58
„ 12	434	45	96	„ 25	294	45	65
„ 13	433	43	101				

APPENDIX XXV.

See Diagram.

APPENDIX XXVI.

Appendix A. XXVI.

(*Handed in by Mr. J. F. Hall. See Question* 42,278.)

ANALYSIS OF THE ENGLISH JERSEY CATTLE SOCIETY'S BUTTER TESTS, 1886 TO 1894 INCLUSIVE.

Cow's Age.	Number Tested.	Average Days in Milk.	Average Milk Yield.	Average Butter Yield.	Butter Ratio.
			lbs. ozs.	lbs. ozs.	lbs.
Over 1 and under 2 years	1	23	16 4	0 15	17·33
„ 2 „ 3 „	29	50	24 10¾	1 4	19·66 about 2 galls. milk per lb. butter.
„ 3 „ 4 „	43	57	29 4	1 8	19·48 „ 2 „ „ „
„ 4 „ 5 „	68	62	30 7½	1 9½	18·99 „ 15 pints „ „
„ 5 „ 6 „	67	65	30 13¾	1 10	18·83 „ 15 „ „ „
„ 6 „ 7 „	73	72	33 11¼	1 12¼	19·03 „ 2 galls. „ „
„ 7 „ 8 „	39	79	31 11¾	1 12¼	17·96 „ 14 pints „ „
„ 8 „ 9 „	32	65	32 13¼	1 11	19·32 „ 2 galls. „ „
„ 9 „ 10 „	12	82	32 12¾	1 12	18·58 „ 15 pints „ „
„ 10 „ 11 „	13	92	32 11¾	1 11¾	18·73 „ 15 „ „ „
„ 11 „ 12 „	Nil	—	—	—	—
„ 12 „ 13 „	3	84	28 7½	1 7¼	19·49 (one cow reported ill).

This analysis includes Jersey cows tested at the R.A.S.E. and Tring Shows.

Average results from 376 cows betwen 2 and 11 years old :—

	lbs. ozs.	
One day's milk	31 0	equal to 3 gallons, or 12 quarts a day.
One day's butter	1 10	
Butter ratio	19·02	about 2 gallons milk, or 8 quarts to 1 lb. butter.

Appendix A. XXVII.

APPENDIX XXVII.

(Handed in by Mr. Thomas Henry Elliott. See Question 42,707.)

Memorandum in respect of Legislation relating to the Drainage and Improvement of Land.

In 1846, by 9 and 10 Vict. c. 101, the Treasury were empowered to make advances not exceeding 2,000,000*l.* for Great Britain, and 1,000,000*l.* for Ireland to promote the improvement of land by drainage. The object of the Act is set forth as follows in the preamble thereto:—

"Whereas the productiveness and value of much of the land in Great Britain and Ireland are capable of being greatly increased by drainage, and the extension of the operation of drainage is calculated to promote the employment and effectiveness of agricultural labour, and tends also to prevent disease and to improve the general heath of the community."

The administration of the Act (so far as it applies to Great Britain) was entrusted to the Inclosure Commissioners, who had been appointed under the Act of the previous session.

Landowners desirous of obtaining advances had to make applications to the Commissioners, setting forth such details of the proposed drainage works, their estimated cost, and an estimate of the increased value of the land anticipated therefrom as would enable the Commissioners to form an opinion of the desirability of entertaining the application. Should there appear to them to be a *primâ facie* case in support of the application, the Commissioners might require from the applicant security for the expenses of the investigation, which they subsequently had to make by an Assistant Commissioner or surveyor or engineer. Should the report based on such investigation be favourable, the Commissioners issued a provisional certificate for the execution of the works. When the Commissioners were satisfied that the works had been executed as required by the provisional certificate, or that a portion complete in itself had been executed in a durable and effectual manner, a certificate for the payment of the advance, or of a completed portion thereof was granted. The repayment of the advance thereupon became a rentcharge upon the land of 6*l.* 10*s.* per cent. per annum, extending over a period of 22 years. It was recoverable by the Commissioners of Stamps and Taxes, and the legal process was in England the same as that employed for the recovery of tithe rentcharge under the Tithes Act, 1836. It was (in England) a charge on the land subsequent to tithe rentcharge or to any quit rent or chief rent incident to tenure. In Scotland it was recoverable in the same manner as any feu, duty, or rent, or annual rent payable to Her Majesty out of the same lands would be recoverable. It was subsequent in order of charge to any feu duty, but had priority of all other charges.

Should land charged under the Act be occupied in separate farms, or have become subdivided, or if the owner desired to sell part of it, or if for any other reason the Inclosure Commissioners thought it desirable, they might apportion the rentcharge on the different parts of the land, so that no rentcharge was less than 1*l.*, and the rentcharge was redeemable by the owners.

Persons interested in the land might object to the application for an advance, and the Commissioners were then unable to make the advance unless the dissent were withdrawn, or were set aside by the Court of Chancery or Court of Session.

So long as any part of an advance remained unpaid, the landowner was bound to maintain the works in respect of which it had been granted, and was compelled to certify yearly as to their condition, and, if he failed to maintain them, he was liable to an action of waste at the suit of the next heir of the lands, who might become in the future liable for the payment of the rentcharge.

By the Act of 1847 no provisional certificate could be issued for more than 10,000*l.*, but this was subsequently reduced in 1850 to 5,000*l.*

In pursuance of the policy of encouraging drainage the Act of 1847 was passed.

Under it persons interested in lands capable of improvement by drainage or warping by means of works to be executed on the same, or other lands for obtaining or improving the outfall or otherwise, and who were desirous of executing the works, but were unable to do so by the disability or objection of the owner of the lands which would be entered upon, or cut through, or interfered with, might memorialise the Commissioners for authority to execute the works. After due notice of the memorial was given, a public inquiry into the case was made at which all parties were heard, and the Commissioners might then grant the authority asked for. Under this authority the persons named in it might carry out the works, with all powers necessary for the execution as regards entry, &c., but the owners of the lands were entitled to compensation for all loss and damage, and no entry could be made on their lands until the compensation was paid. There was also power to purchase sites for engine houses or other necessary purposes, to any extent not exceeding three acres, and not being in a park or pleasure grounds. Nor might any work be authorised which would cut through, or divert, or interfere with ornamental waters, or the feeders of reservoirs, unless with the consent of the owner.

If an owner of drains, streams, or watercourses forming a boundary neglected or declined to co-operate with the other riparian owners to maintain the banks of such stream, or to cleanse or scour them, and thereby caused injury to the other lands, the other owners or occupiers might call on him to carry out, or assist in carrying out, the works, and in his default might do the work themselves and charge him, and, if necessary, recover from him by distress this just proportion of the expense, and they had power of entry on his lands under a warrant of two justices.

In 1850 a further grant of 2,000,000*l.* was made to Great Britain, and 200,000*l.* to Ireland. The total amount lent was, in England, 2,116,510*l.* 17*s.* 7*d.*, of which, on March 31st, 1894, 4,733*l.* 3*s.* 8*d.* remained unpaid. The sum lent in Scotland was 1,874,367*l.* 2*s.* 5*d.*, of which, on the same date, 4,375*l.* 5*s.* 11*d.* was unpaid.

In 1851 a portion of the funds granted under the Drainage Acts was diverted from their purpose.

"Whereas," says the preamble of 14 and 15 Vict. c. 91., "great distress prevails in certain parts of the High-" lands and Islands of Scotland which would be most " effectually relieved by affording facilities for the " voluntry emigration of a portion of the population of " those districts; and it is expedient to enable owners " of land in the said Highlands and Islands to defray " the whole or part of the expense of the emigration of " poor persons desirous of emigrating from the parishes " or combinations in which such land is situate;" any landowner might, with the consent of the Board of Supervision for the relief of the poor in Scotland, apply to the Inclosure Commissioners for an advacne of money for the above purpose. Inquiry should then be made into the case by the Inclosure Commissioners and the Colonial Land and Emigration Commissioners, and on receipt of their reports, the Treasury might instruct the Inclosure Commissioners to issue a provisional certificate and make an advance in the same way as in cases of drainage, and make its repayment a rentcharge on the land. There was in these cases no limit on the amount of the advance.

Land Drainage and Improvement.

As we have seen, several Acts, beginning with the year 1846, had been passed under which public money was devoted to drainage works under the supervision of the Inclosure Commissioners. But meanwhile an Act was passed in 1849, known as the "Private Money " Drainage Act," which was designed to encourage the application of private moneys to drainage operations. The execution of works under this and succeeding Acts was much facilitated by the formation of four companies (to be further referred to hereafter) incorporated by Act of Parliament, by whom money is advanced for drainage and other works applicable to the improvement of land.

Operations under the Act of 1849 proceeded until the year 1864, when the "Improvement of Land Act" was passed, which replealed the Act of 1849 except so far as related to any proceedings or applications pending under it.

The Act of 1864 was designed "to amend and consolidate the law relating to the improvement of lands by owners of limited interests, and to enable such owners to charge their lands with money subscribed for the construction of railways and navigable canals, which will permanently increase the value of such lands," and is administration was placed, as regards lands in Great Britain, under the Inclosure Commissioners.

A "landowner" for the purposes of this Act, as regards England, is defined as follows:—"The person who shall be in the actual possession or receipt of the rents or profits of any land, whether freehold, copyhold, customary, or other tenure, except when such person shall be a tenant for life or lives holding under a lease or an agreement for a lease for a term of years not renewable, whereof less than 25 years shall be unexpired at the time of making any application to the Commissioners without regard to the real amount of the interest of any person so excepted; and in the case where the person in the actual possession or receipt of the rents or profits of any land shall fall within the above exceptions, then the person who for the time being shall be in the actual receipt of the rent payable by the person so excepted, unless he shall also fall within the above exceptions, shall, jointly with the person who shall be liable to the payment thereof, be deemed for the purposes of this Act to be the owner of such lands."

In Scotland "landowner" denoted and included "every fiar, life-renter, or heir of entail who shall be in the actual possession of the land, or in receipt of the rents payable on the tacks, leases, or tenancies of the tenants in the actual possession thereof."

"Persons" included companies and corporations.

"Improvement of lands" meant:—

1. The drainage of land, and the straightening, widening, deepening, or otherwise improving the drains, streams, and watercourses of any land.
2. The irrigation and warping of land.
3. The embanking and weiring of land from the sea or tidal waters or from lakes, rivers, or streams, in a permanent manner.
4. The inclosing of lands and the straightening of fences and re-division of fields.
5. The reclamation of land, including all operations necessary thereto.
6. The making of permanent farm roads and permanent tramways, and railways, and navigable canals for all purposes connected with the improvement of the estate.
7. The clearing of land.
8. The erection of labourers' cottages, farmhouses, and other buildings required for farm purposes, and the improvement of and addition to labourers' cottages, farmhouses, and other buildings for farm purposes already erected, so as such improvements or additions be of a permanent nature.
9. Planting for shelter.
10. The constructing or erecting of any engine-houses, water-wheels, saw and other mills, kilns, shafts, wells, ponds, tanks, reservoirs, dams, leads, pipes, conduits, watercourses, bridges, weirs, sluices, floodgates, or hatches, which will increase the value of any lands for agricultural purposes.
11. The construction or improvement of jetties or landing-places on the sea coast, or on the banks of navigable rivers or lakes, for the transport of cattle, sheep, and other agricultural stock and produce, and of lime, manure, and other articles and things for agricultural purposes; provided that the Commissioners shall be satisfied that such works will add to the permanent value of the lands to be charged to an extent equal to the expense thereof.
12. The execution of all such works as in the judgment of the Commissioners may be necessary for carrying into effect any matter hereinbefore mentioned, or for deriving the full benefit thereof.

This schedule of improvements still holds good as regards Scotland, but with reference to England it has been (as will be seen later) considerably extended by the Settled Land Act, 1882 and 18 90.

Any landowner, or two or more landowners jointly, desirous of advancing or borrowing money for the improvement of their lands may apply to the Board of Agriculture (now representing the Inclosure Commissioners) to sanction such improvement, and the Board then investigates the application, which must be accompanied by plans and specifications of the work to be done, and can require alterations in the proposed improvements if they think fit.

If the proposed improvements affect Church lands the consent of the patron and bishop of the diocese in England, and of the presbytery of the bounds in Scotland, is necessary.

If the Board are of opinion that the proposed improvements would interfere with a navigable river or canal, notice must be given to the body or bodies managing the same, and they may dissent in the same way as remaindermen.

Should the application refer to lands in Scotland, notice thereof must be advertised and given to all persons interested, who can within a month signify their dissent. In such a case no order can be made sanctioning the works, unless the dissent is withdrawn or overruled by the Court of Session. The sanction of the court is also necessary when the remaindermen are infants. This was also the rule in England, but has been altered by the Settled Land Act, 1882.

These preliminaries being disposed of, the Board may, by a provisional order, sanction the improvements, and fix the rate of interest on which the absolute charge is to be based, which interest is never to be above 5 per cent.

The works must be submitted to and approved by the Board before the execution thereof.

Adjoining lands necessary for the execution of the improvements may be acquired or entered upon for that purpose.

The rights of the Crown, the Commissioners of Her Majesty's Works, the Duchies of Lancaster and Cornwall, and of the Admiralty and Board of Trade are saved, unless consent is obtained.

In cases of works to be done in tidal waters below high-water mark, in certain cases where they deal with places named by the Admiralty under section 9 of the Harbours Transfer Act, 1862, the previous approval of the Admiralty is required; in other cases the approval of the Board of Trade is necessary.

In addition to the above there are saving clauses as to the rights of the War Office, Commissioners of Sewers, the Thames Conservancy Board, the Metropolitan Board of Works (now London County Council), water companies and commissioners, and rivers, canals, &c. under conservators, trustees, &c.

When the works, or part of them, are completed to the satisfaction of the Board, they are by absolute order to execute a charge on the inheritance of the lands for the whole sums chargeable thereon (or a proportionate part), the charge to be by way of rent-charge, payable half-yearly.

In case the money is advanced by one of the land improvement companies the charge may be made so as to operate under the Acts applying to such company; or any improvement company may elect to avail themselves of this Act, and thereupon may, with the consent of three-fourths of the shareholders at an extraordinary general meeting, advance money for the purposes of this Act, even though not authorised to do so under their own Acts.

If by Act of Parliament, Royal Charter, or Commission under the Great Seal, or the Seal of the Duchy of Lancaster, any landowner is assessed for the execution of public works of drainage or other improvement, the Board of Agriculture can, on his application, make an absolute order charging the amount assessed upon the inheritance, as if the works had been done under the Act of 1864.

Charges on lands created by absolute order have priority of all other charges, except quit rent, Crown rents, chief rents, feu duties, ground annuals and other charges incident to tenure, tithe rent-charges, and teinds, and certain charges under Act of Parliament for the improvement of the lands. The charges are personal property, but may be merged in the land charged.

Rent-charges are recoverable as tithe rent-charges under the Act of 1836, or feu duties, and they may be apportioned.

So long as any part of the charge is unpaid the works in respect of which it was made must be kept up, and in

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default the remainderman may bring an action of waste for neglect.

Buildings erected under this Act must be insured, and in default the person entitled to the charge may insure, with the consent of the Board, and recover the amount paid.

If complaint is made that the works are not being upheld, the Board may require the execution of the work necessary, and in default may execute them themselves, and recover the cost, as if it were part of the charge.

The Board may release the landowner from the obligation to uphold the works.

If an embankment or other work affecting tidal water or a navigable river is abandoned or falls into disuse or decay, the Admiralty or Board of Trade, as the case may require, may abate or remove the same, at the cost and charge of the landowner.

If a landowner desires to subscribe for shares in a railway or canal company, or in any branch, extension, or deviation thereof, whereby his property will be benefited, he may apply to the Board to have the subscription made a charge on the lands so to be improved, and the Board may sanction the arrangement by provisional order, which is assignable to any company or person who may advance the money.

When the work is completed, and the railway or canal opened for traffic throughout, and the shares subscribed for fully paid-up, and the certificates deposited with the Board, an absolute order is made charging the amount subscribed on the inheritance of the lands. The shares stand in the name of the person liable to pay the charge, and during the term of the charge are not transferable except to persons for the time being entitled to them.

According as the charge is paid off the shares are proportionately released, and the residue finally become the property of the person paying the last charge.

Limited Owners' Residence Acts.

The Limited Owners' Residence Acts of 1870 and 1871 were designed to enlarge the scope of the previous Acts. Under them estates could only be charged for works of a directly agricultural character. Under the Acts of 1870 and 1871 this power was extended to include the building or improvement and enlargement of mansion houses and the usual outhouses and offices attached thereto. The estate may be charged to an amount not exceeding two years' net rental of the estate. In the case of an owner having several different estates settled tot he same uses and subject to charges effecting the whole, then the charge may be two years' rental of the estate on which the mansion house is to be built, after deducting from the gross rental a proportionate share of the charges. The term "estate" includes any land in the same neighbourhood belonging to the same owner and settled to the same uses.

Settled Land Acts, 1882 and 1890.

The preceding legislation relates to improvements where the money expended on them is made a charge upon the estates. The Settled Land Act of 1882 made a further change. Under that Act, capital trust money may be expended in making improvements.

The duties of the Board under this Act, where the capital money to be expended is in the hands of trustees, consist (upon application being made to them) in certifying that the works or operations have been properly executed, and what amount is properly payable by the trustees in respect thereof.

The approving of a competent engineer or able practical surveyor, nominated by the trustees, to certify in like manner.

Where the capital money to be expended is in Court, the Court may, if it think fit, require a report or certificate from the Board before authorising the payment for any work or improvement.

The Board may prescribe the period during which the tenant for life or his successor shall maintain and repair at his own expense every improvement executed under the provisions of the Act, and the amount, if any, for which a building or other work comprised in thei mprovements shall be insured against damage by fire, and they may direct the tenant for life or his successors to report whether these things have been done.

Under the Settled Land Acts, 1882 and 1890, the works on which capital trust money may be expended are wider in scope and more numerous than those contained in the Improvement of Land Act, the enumeration of which was extended so as to comprise all improvements contained in the Settled Land Acts.

Improvements as here defined are the making or execution on, or in connexion with, and for the benefit of, settled land of any of the works enumerated in section 25, or of any operation incident to or necessary or proper for carrying them into effect, or securing the full benefit of them, and are thus defined :—

1. Drainage, including the straightening, widening, or deepening of drains, streams, and watercourses.
2. Irrigation; warping.
3. Drains, pipes, and machinery for supply and distribution of sewage as manure.
4. Embanking or weiring from a river or lake, or from the sea, or a tidal water.
5. Groynes; sea walls; defences against water.
6. Enclosing; straightening of fences; redivision of fields.
7. Reclamation; dry warping.
8. Farm roads; private roads; roads or streets in villages or towns.
9. Clearing; trenching; planting.
10. Cottages for labourers, farm servants, and artizans, employed on the settled land or not.
11. Farmhouses, offices, and outbuildings, and other buildings for farm purposes.
12. Saw-mills, scutch-mills, and other mills, waterwheels, engine-houses, and kilns, which will increase the value of the settled land for agricultural purposes or as woodland or otherwise.
13. Reservoirs, tanks, conduits, watercourses, pipes, wells, ponds, shafts, dams, weirs, sluices, and other works and machinery for supply and distribution of water for agricultural, manufacturing, or other purposes, or for domestic or other consumption.
14. Tramways; railways; canals; docks.
15. Jetties, piers, and landing places on rivers, lakes, the sea, or tidal waters, for facilitating transport of persons and of agricultural stock and produce, and of manure and other things required for mining purposes.
16. Market and market places.
17. Streets, roads, paths, squares, gardens, or other open spaces for the use, gratuitously or on payment of the public or of individuals, or for dedication to the public the same being necessary or proper in connexion with the conversion of land into building land.
18. Sewers, drains, watercourses, pipe making, fencing, paving, brick making, tile making, and other works necessary or proper in connexion with any of the objects aforesaid.
19. Trial pits for mines, and other preliminary works necessary or proper in connexion with development of mines.
20. Reconstruction, enlargement, or improvement of any of those works.

This has been further extended by the Act of 1890 to include the following :—

1. Bridges.
2. Making any additions to or alterations in buildings reasonably necessary or proper to enable the same to be let.
3. Erection of buildings in substitution for buildings within an urban sanitary district, taken by a local or other public authority, or for buildings taken under compulsory powers, but so that no more money be expended than the amount received for the buildings taken and the site thereof.
4. The rebuilding of the principal mansion house on the settled land; provided that the sum to be applied under this sub-section shall not exceed one-half of the annual rental of the settled land.

It is to be observed that neither the Limited Owners Residences Acts nor the Settled Land Act apply to Scotland.

Drainage and Land Improvement Companies Acts, 1849 to 1863.

As has been seen, the earlier Drainage and Improvement of Land Acts depended on capital advanced by the State, the later Acts depend on private capital.

To supply this, four companies have been formed and incorporated by Act of Parliament, viz., the General Land Drainage and Improvement Company in 1849; the Lands Improvement Company in 1853; the Scottish Drainage and Improvement Company in 1856; and the Land Loan and Enfranchisement Company in 1860.

In cases where an application for power to raise money is made to the Board under one of the public Acts, viz., the improvement of Land Act, 1864, or the Limited Owners Residences Act, the application is made by the owner direct to the Board, but when the money is obtained by the owner from one of the above-named companies under the private Acts, the application to the Board is made by the Company, and the proceedings relating thereto are carried out between the Board and the Company.

In other respects the procedure under the Companies Acts is practically the same as that under the public Acts.

The maximum term fixed for the repayment of a rentcharge under the Improvement of Land Act, 1864, the Limited Owners Residence Act, the Lands Improvement Company's Act, the Scottish Drainage and Improvement Company's Act, and the Land Loan and Enfranchisement Company's Act is 25 years; under the General Land Drainage and Improvement Company's Act the term is 31 years.

The powers of the Lands Improvement Company and the Land Loan and Enfranchisement Company extend to England and Scotland; the General Land Drainage and Improvement Company is confined to England, and the Scottish Drainage and Improvement Company to Scotland.

Land Drainage Act, 1861.

Although the Land Drainage Act of 1861 is in the Board of Agriculture Act classed among the Drainage and Improvement of Land Acts, it can more properly be considered apart from them and in connexion with the Thames Valley and Somersetshire Drainage Acts.

For, whereas the Drainage and Improvement of Lands Acts, beginning in 1846 and ending with the Settled Estates Act of 1882, deal with works undertaken 1861 by private persons for their own benefit, the Act of (with the exception of a few clauses in Part III.) is concerned with arterial drainage, of a public character, undertaken for the benefit of a district, carried on with money raised by public rates, and administered by public bodies.

Drainage, it will be understood, is under these Acts confined to the clearing of land from water.

This represented no new departure in legislation. Since the time of Henry VIII., and by Acts passed under succeeding Sovereigns, public drainage works had been carried out by Commissions of Sewers, many of which continue to exist at the present time.

The first and second parts of the Land Drainage Act of 1861, 24 & 25 Vict. c. 133, relate entirely to the issue of Commissions of Sewers, and their functions, and the establishment of separate drainage districts, and the functions of Drainage Boards, the main difference between them being in the mode of appointment and their tenure of office.

A Commission of Sewers is issued by the Crown on the recommendation of the Inclosure Commissioners (now the Board of Agriculture), which recommendation is obtained on an application by the proprietors of the lands within the area proposed to be placed under the Commission, unless one-third of the proprietors dissent, and the area under the Commission is fixed by the Board of Agriculture. A Commission of Sewers once issued continues until superseded by the Crown, and the Commissioners are appointed by the Crown.

An elective drainage district is formed by any person or body of persons being proprietors of not less than one-tenth part in acreage of any bog, moor, or other area of land requiring a combined system of drainage, warping, or irrigation, subject to the consent of the Board of Agriculture and confirmation by Parliament. The superintendence of drainage matters in the district is vested in a Drainage Board elected annually by the ratepayers of the district, the voting power of each voter being proportionate to the rateable value of his property, ranging from one vote for property under 50*l.* rateable value to 10 votes for property over 1,000*l.* rateable value.

In other respects the powers and functions of Commissions of Sewers and Drainage Boards are the same.

The duties of these bodies are to cleanse, repair, and maintain, any existing watercourse or outfall for water, or any existing wall or defence against water; to deepen, widen, straighten, or improve any existing watercourse or outfall for water, or to remove mill-dams, weirs, or other obstructions, or to raise, widen, or alter, any existing wall or defence against, or to make any new watercourse or outfall for, water, or to erect new defences against water, or to erect any machinery or take any measures required for the drainage, necessary supply of water for cattle, warping or irrigation of the lands within their district, and they must pay compensation for any damage done.

In carrying out these orders, however, they have no power to remove or interfere with any mill-dam or other obstruction, whereby the level of the water is raised for milling or other purpose of profit, without the consent of the owner, until they have proved their right to do so, and have paid compensation. To determine this, three points have to be settled, either by the justices in petty sessions or (if the owner object to that) by arbitration. These are:—

1. Is the removal or interference necessary for effectual drainage?
2. Will the proposed removal or interference cause injury to the owner?
3. Is or is not the injury of a nature to be fully compensated for by money?

The consequence of any decision shall be as follows:—

1. If it is that the removal or interference is not necessary, the Commissioners or Board are not entitled to make it.
2. If it is that it is necessary, but the injury is not of a nature to be fully compensated for by money, they are not entitled to make it.
3. If it is that it is necessary and can be fully compensated for by money, then they can make it.

If the Commission or Board desire to purchase land for new works they must petition the Board of Agriculture, who after inquiry may make a Provisional Order, which must, to be valid, receive the sanction of Parliament.

Both these bodies may levy rates for the works done by them. If any proposed work other than the maintence of existing work involves an expenditure of more than 1,000*l.*, they must give two months' notice, and if one half of the proprietors of the area liable to the rate object it cannot be carried out. They have also the power, with the consent of the Board of Agriculture, of mortgaging the rates for a period not exceeding 30 years.

There are certain limitations in the powers of the Commissioners or Boards.

They cannot interfere with, so as to injure, sewers or other works for drainage, preservation, irrigation, or improvement of lands made under any local or private Act of Parliament, or with any river, canal, dock, harbour, reservoir, &c. so as to injuriously affect the navigation or use or maintenance thereof or with any towing-path so as to interrupt the traffic in cases where tolls or other dues are payable in respect of them to any person or persons, nor can they interfere with works or supply of water to any town or place, so as injuriously to affect the same; and they cannot divert a river in such way as to injure or diminish the supply of water to any harbour without the consent of those having the management of the harbour. No rivers, canals, or inland navigation, or any works appertaining thereto, which at the passing of the Act were subject to any local or private Act of Parliament exempt from the control of the Commissioners or Drainage Boards, are under their control.

The third part of the Act deals with cases where private owners desire to obtain outfalls through an adjoining owner's property, or to have improvements made in drains belonging to an adjoining owner. There is no difficulty if the adjoining owner assents; but if he dissents, the case is submitted to the justices in petty sessions or (if the adjoining owner desires) to arbitration.

The questions submitted are:—

1. Will any injury be caused by the proposed works?
2. Can such injury be compensated for by money?

If the first question is decided in the negative, the applicant can at once execute the work.

If the answer to both questions is in the affirmative the applicant can execute the works on paying compensation.

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If, however, it is decided that injury will be caused which cannot be compensated for by money, then the work cannot be executed.

Thames Valley Drainage Acts, 1871 to 1891.

In 1871, it being found that the drainage of divers lands adjoining and near the River Thames and its tributaries in the counties of Berks, Oxon, Wilts, and Gloucester was defective, and the value of the lands thereby diminished, and that it would be of public as well as private advantage to provide for the drainage of such lands, the Thames Valley Drainage Act was passed to achieve those results. The Amending Acts of 1874 and 1891 may be dismissed, as they only extend the operation of the original Act to new districts, and in no way alter its working.

By the Act of 1861 we have seen that public drainage works are administered either by a Commission of Sewers, or by an elective Drainage Board. The system adopted for the Thames Valley is a combination of the two. By the Act of 1871 a Drainage Commission was constituted, and the Commissioners appointed. These Commissioners, with the assent of the Inclosure Commissioners (now the Board of Agriculture), defined the limits of their jurisdiction, and divided the territory within those limits into drainage districts, prescribing the number of members of each district's board and the number of representatives which each board might send to the Commission.

The district boards were elected (subject to any provisions to the contrary made by the Commissioners) in the manner prescribed in the Drainage Act of 1861. The newly-elected boards then proceeded to elect Commissioners, and on the election of the new Commissioners those appointed in the Act went out of office. In the somewhat improbable event of a district board not electing Commissioners, the Inclosure Commissioners might fill up the vacancies. In the Somersetshire Drainage Act this power is given to the Court of Quarter Sessions.

Lands adjoining the Thames or its tributaries outside the limits fixed by the original Commissioners may be brought within the jurisdiction of the Commissioners by order of the Board of Agriculture, on the petition of a majority in number of the owners and occupiers of such lands.

As in the Drainage Act of 1861, newly formed Commissioners of Sewers and Drainage Boards cannot interfere with districts under other authority, so in the Thames Valley the Commissioners and district boards may not interfere with such portions of the river as are under the control of the Conservancy, unless by arrangement with the Conservancy; and in case of difference, the matter is referred to the Board of Trade. Subject to this, their duties are, speaking generally, to take all steps necessary for the effective drainage of their district, and for purposes of irrigation, giving due compensation to persons injuriously affected, and with the consent of the Board of Agriculture in case objection is made to the proposed works by any person affected.

Arterial drainage works are to be exclusively done by the Commissioners, all works not specially reserved to them by the district boards; but the two bodies can respectively delegate their powers to each other.

Except with the consent of the owners, the Commissioners and district boards cannot interfere with mill dams, weirs, or obstructions whereby the level of water is raised for milling or other purpose of profit. If the owner objects, recourse is had to petty sessions; but if either party objects to that, an arbitrator is appointed by the Board of Agriculture, and the questions for decision are similar to those set forth in the Act of 1861.

The Commissioners or district boards can purchase or take on lease such lands or casements as may be necessary for the execution of the Act; but where the land is acquired by a district board, it is vested in the Commissioners as trustees for the Board district board.

The process of the acquiring of land by a district board is as follows:—

The board certifies the same to the Commissioners, who satisfy themselves of the necessity of the proposed transaction. Thereupon, after giving due notice, they petition the Board of Agriculture for a Provisional Order, which may, after due inquiry, be granted, and must then be confirmed by Act of Parliament.

The Commissioners or district boards have power to make assessments for rating, either for general purposes when it is called a general assessment, or for special purposes when it is called a special assessment. The assessment may be made not only on lands within their jurisdiction, but also on lands or interests outside their jurisdiction which are likely to be benefited. Objections to the assessment may be made by the persons assessed, and are heard by the Commissioners. No part of the River Thames under the jurisdiction of the Conservators or belonging to any railway company, nor of any company named in section 29 of the Metropolis Water Act, 1852, is liable to be rated. If an owner fails to pay a rate, the occupier has to pay and can deduct what he pays from the rent; and if an owner pays a special rate in respect of lands demised for a term dependent on a life or lives, the lessee has to pay the owner 5 per cent. on the amount paid to the end of his tenancy, or a period not exceeding 30 years.

The Commissioners can make assessments in gross on the district boards, and issue precepts for the payment of the amount charged against each district.

If a limited owner is liable to pay a special rate of more than 100*l*., he can, with the assent of the Board of Agriculture, charge the special rate on the land subject to it for a period not exceeding 30 years; and such charge becomes a first charge on the freehold and inheritance of the lands.

If any person is liable by reason of tenure, custom, prescription, or otherwise to repair any walls, maintain any sewer, or do any other work within the Commissioners' jurisdiction, the Commissioners or district boards may, with the consent of the Board of Agriculture, commute the obligation for a sum of money, either as a gross sum, or as a charge on the lands; and where the person so liable is a limited owner, the amount payable in a gross sum for commutation can be charged on the inheritance as in the case of a special rate. Drainage companies incorporated by Act of Parliament or Royal Charter may lend money for the purposes of the Act.

The Commissioenrs or district boards may mortgage the rates for a period not exceeding 30 years with the consent of the Board of Agriculture.

If there are arrears of 3,000*l*. due on a mortgage, a receiver may be appointed; and if while the arrears are due the Commissioners or district boards decline to levy rates for their repayment, the receiver is vested with the powers of the Commissioners or district boards for levying the rate.

Appeals in respect of rates, assessments, &c. lie to the Quarter Sessions, who may refer the matter to an arbitrator if scientific questions are involved.

Somersetshire Drainage Act, 1878.

The Somersetshire Drainage Act is designed to attain the same ends as the Thames Valley Act in the valleys of the Rivers Parrett, Ile, Yeo, Brue, Axe, Cary, and Tone.

It is administered by Commissioners and district boards, as in the case of the Thames Valley, and is, with some small exceptions, practically identical with the above Act, and the consent of the Board of Agriculture is required as in the case of the Thames Valley, with the exception above noted in the case of the appointment of the Commissioners.

APPENDIX XXVIII.

(Handed in by Mr. T. H Elliott. See Question 42,752.)

COMPANIES ACTS under which Money is, or may be, advanced by the Companies and made a charge on Land through the medium of the Board of Agriculture.

Date.	Company.
1849	The General Land Drainage and Improvement Company; 12 & 13 Vict. c. 91. Offices:—Palace Chambers, 9, Bridge Street, Westminster, S.W.; R. E. Hebblethwaite, Esq., Secretary. (Applies to England only.)
1853	The Lands Improvement Company, 16 & 17 Vict. c. 154., 18 & 19 Vict. c. 84., 22 & 23 Vict. c. 82., 26 & 27 Vict. c. 140. Offices:—1, Great George Street, Westminster, S.W.; Granville R. Ryder, Esq., Managing Director. (Applies to England and Scotland.)
1856	The Scottish Drainage and Improvement Company, 19 & 20 Vict., c. 70, 23 & 24 Vict. c. 170. Offices:—20, Hill Street, Edinburgh; Charles Ritchie, Esq., Manager. (Applies to Scotland only.)
1860	The Land Loan and Enfranchisement Company, 23 & 24 Vict. c. 169 and 194. Offices:—22, Great George Street, Westminster, S.W.; Edwin Garrod, Esq., Secretary. (Applies to Great Britain, Ireland, the Isle of Man, and the Channel Islands.)
	PUBLIC ACTS, under which the Money for Improvements to be made a Charge on Land, has to be provided from Private Sources or from the Companies.
1864	The Improvement of Land Act, 1864, 27 & 28 Vict. c. 114. (Applies to Great Britain and Ireland.)
1870	The Limited Owners Residences Acts, 33 & 34 Vict. c. 56., 34 & 35 Vict. c. 84. (Applies to England and Ireland.)
1877	The Limited Owners Reservoirs and Water Supply Further Facilities Act, 40 & 41 Vict. c. 31. (Applies to England and Ireland.)
1875 1876 1878	By the Public Health Acts of England, Scotland, and Ireland, 38 & 39 Vict. c. 55. s. 31., 30 & 31 Vict. c. 101. s. 115 and 41., and 42 Vict. c. 52. s. 34., works for distribution and service for supply of sewage to lands for agricultural purposes are made improvements under the Improvement of Land Act, 1864. Forms of application under these Acts to be obtained from the office of the Board of Agriculture, 3, St. James' Square, London, S.W.
	UNIVERSITY and COLLEGE ESTATES ACTS, 1858 to 1880. Under these Acts money may be raised for Agricultural and other Permanent Improvements.
1858 1860 1880	21 & 22 Vict. c. 44. s. 27. 23 & 24 Vict. c. 59. s. 1. 43 & 44 Vict. c. 46. ss. 2. and 4.
	PUBLIC MONEY DRAINAGE ACTS, and Acts amending the same. The Funds under these Acts are now exhausted, and the greater portion of the Advances have been repaid to the Government.
1846 1850 1847 1848 1856	9 & 10 Vict. c. 101. First Act authorising advance of 2,000,000*l.* 13 & 14 Vict. c. 31. Second, authorising further advance of 2,000,000*l.* 10 Vict. c. 11. 11 & 12 Vict. c. 119. 19 Vict. c. 9. } Altering and amending proceedings.
	ACTS of PARLIAMENT under which Charges can be made on Land but not through the medium of the Board of Agriculture.
1845	8 & 9 Vict. c. 56. Applies to England and Ireland.
1770 1848 1853 1860	10 Geo. 3. c. 51. 11 & 12 Vict. c. 36. 16 & 17 Vict. c. 94. 23 & 24 Vict. c. 95. } Applies to Scotland only.

Appendix A. XXIX.

APPENDIX XXIX.

(*Handed in by Mr. T. H. Elliott. See Question* 42,752.)

PARTICULARS of EXPENDITURE charged on ESTATES for IMPROVEMENTS under the several DRAINAGE and IMPROVEMENT of LAND ACTS for each Year, from 1873 to 1894 inclusive.

Year.	Drainage.	Farm Buildings.	Labourers' Cottages.	Embanking.	Roads.	Reclamation.	Clearing.	Planking.	Inclosing.	Subscriptions to Railways.	Mansion Houses, &c.	Other Agricultural Improvements.
	£	£	£	£	£	£	£	£	£	£	£	£
1873	119,269	139,515	28,923	3,759	4,282	1,992	1,693	2,886	7,102	—	17,944	4,480
1874	105,549	138,081	58,884	3,776	8,764	1,706	7,888	3,215	11,165	20,000	22,833	14,074
1875	89,829	165,719	62,077	719	7,021	432	1,096	2,344	10,166	—	15,158	8,642
1876	71,363	160,589	68,334	2,713	5,297	1,465	95	3,418	13,581	—	36,950	5,259
1877	81,833	182,922	65,708	3,461	4,245	1,579	450	2,584	13,440	—	17,754	17,564
1878	72,565	208,925	63,551	7,669	4,306	2,199	1,377	3,600	12,898	5,000	7,618	13,117
1879	92,855	182,253	59,808	601	2,452	379	1,261	1,332	11,622	—	44,354	5,235
1880	109,040	184,830	46,953	3,715	7,497	484	319	3,850	16,142	14,500	6,375	5,832
1881	136,051	159,407	27,013	4,431	3,821	686	93	2,456	6,899	1,500	10,309	10,788
1882	151,923	150,721	28,535	4,092	2,644	1,000	—	675	9,714	1,800	10,130	4,499
1883	116,590	143,240	30,076	1,604	1,276	410	67	971	7,207	23,000	20,244	4,005
1884	106,240	131,925	33,646	3,784	9,303	4	165	2,579	9,165	—	12,920	8,018
1885	90,281	136,179	23,732	2,039	7,210	893	87	8,688	9,614	15,000	21,848	5,327
1886	60,154	124,029	16,040	1,445	2,321	400	27	1,947	4,540	13,790	43,347	1,918
1887	35,122	105,970	21,805	116	2,433	334	5	3,576	5,812	—	14,218	11,915
1888	35,002	101,229	11,147	1,985	1,396	87	—	1,033	2,047	—	46,626	5,209
1889	31,789	83,471	11,301	1,894	2,717	3	165	155	4,955	—	30,774	11,679
1890	13,658	67,080	8,311	80	988	—	294	987	2,099	—	77,844	13,024
1891	20,360	49,154	9,247	—	2,867	347	247	594	2,521	—	24,347	14,912
1892	22,039	77,947	14,406	110	992	30	15	213	1,078	—	17,277	3,825
1893	8,561	62,919	18,200	—	2,596	—	203	1,034	2,486	—	16,623	4,193
1894	17,609	71,364	17,700	2,626	330	246	31	483	1,308	—	33,501	5,751
Total -	1,587,682	2,827,469	725,397	50,619	84,758	14,676	15,578	48,620	165,561	94,590	548,994	179,266

APPENDIX XXX.

(*Handed in by Mr. T. H. Elliott. See Question 42,775*).

PARTICULARS of the CHARGES created on Land during the year 1894 under the powers of the several Improvement Acts administered by the Board of Agriculture.

Works carried out.	Amount expended.	Expenses.*	Total charged.	Rate of Interest.	Rate of Rent Charge.	Term of Years.	Annual Repayments (payable half yearly).
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.
Drainage	1,479 19 4	151 7 8	1,631 7 0	4 0 0	6 10 5	24	106 7 6
Buildings	517 0 0	49 17 0	566 17 0	4 0 0	5 13 1¾	31	32 1 4
,,	1,214 3 6	167 16 6	1,382 0 0	4 0 0	5 13 1¾	31	78 3 8
Embanking	626 6 1	101 5 11	727 12 0	4 0 0	5 13 1¾	31	41 3 4
Buildings	35 0 0	40 18 0	250 18 0	5 0 0	6 7 7	31	16 0 2
Water supply	175 0 0						
Drainage	359 11 6	65 7 6	665 15 0	4 0 0	5 13 1¾	31	37 13 4
Buildings	240 16 0						
Embanking	2,000 0 0	282 12 0	2,282 12 0	3 17 6	5 11 4¾	31	127 2 10
Buildings	350 0 0	20 0 0	370 0 0	5 0 0	6 7 7	31	23 12 2
,,	460 18 0	52 5 0	513 3 0	4 0 0	5 13 1¾	31	29 0 8
Drainage	3,000 0 0	210 5 0	3,210 5 0	3 17 6	6 5 7½	25	201 13 0
,,	1,500 14 9	482 10 8	3,336 0 0	3 17 6	5 11 4¾	31	187 9 8
Buildings	1,183 3 8						
Planting	127 5 0						
Inclosing	72 5 11						
Drainage	910 6 0	49 19 0	960 5 0	3 17 6	5 11 4¾	31	53 9 8
,,	1,335 7 6	71 16 6	1,407 4 0	3 17 6	5 11 4¾	31	78 7 8
,,	501 14 4	140 16 11	737 10 0	4 0 0	5 13 1¾	31	41 14 6
Roads	94 18 9						
Buildings	864 16 0	72 11 0	937 7 0	4 0 0	5 13 1¾	31	53 0 8
Drainage	512 19 2	46 18 10	559 18 0	4 0 0	5 13 1¾	31	31 13 6
Buildings	300 0 0	29 0 0	329 0 0	4 5 0	6 10 8	25	21 9 10
,,	692 0 0	60 0 0	752 0 0	4 0 0	6 7 4	25	47 17 2
,,	579 10 6	43 9 6	623 0 0	4 0 0	6 7 4	25	39 13 0
Drainage	331 2 7	47 17 5	379 0 0	4 5 0	6 10 8	25	24 15 2
Buildings	660 0 6	90 19 6	887 0 0	4 0 0	6 7 4	25	56 9 0
Inclosing	136 0 0						
,,	88 6 9	15 13 3	104 0 0	4 7 6	6 12 4	25	6 17 8
Buildings	276 10 6	40 9 6	317 0 0	4 10 0	6 14 1	25	21 5 0
,,	206 2 6	42 17 6	249 0 0	4 5 0	6 10 8	25	16 5 4
,,	600 0 0	45 0 0	645 0 0	4 0 0	6 7 4	25	41 1 0
,,	350 19 4	52 0 8	403 0 0	4 5 0	6 10 8	25	26 6 6
,,	1,000 0 0	159 0 0	1,159 0 0	4 0 0	6 7 4	25	73 15 4
Planting	71 5 0	8 15 0	80 0 0	4 5 0	6 10 8	25	5 4 6
Buildings	800 0 0	57 0 0	857 0 0	4 0 0	6 7 4	25	54 10 10
,,	863 0 0	120 0 0	983 0 0	4 0 0	6 7 4	25	62 11 4
,,	550 0 0	85 0 0	635 0 0	4 0 0	6 7 4	25	40 8 4
Sanitary drainage	40 0 0	11 0 0	51 0 0	4 10 0	6 14 1	25	3 8 4
Water supply and sanitary drainage	328 7 10	49 12 2	378 0 0	4 5 0	6 10 8	24	24 13 10
Buildings	400 0 0	34 0 0	434 0 0	4 5 0	6 10 8	25	28 7 0
,,	100 0 0	21 0 0	121 0 0	4 7 6	6 12 4	25	8 0 2
,,	730 0 0	115 0 0	845 0 0	4 0 0	6 7 4	25	53 15 8
Drainage	91 13 8	22 6 4	114 0 0	4 7 6	6 12 4	25	7 10 10
Buildings	907 14 6	78 5 0	1,163 0 0	4 0 0	6 7 4	25	74 0 4
Water supply	177 0 6						
Drainage	300 0 0	40 0 0	340 0 0	4 5 0	6 10 8	25	22 4 2
Buildings	1,000 0 0	131 0 0	1,131 0 0	4 0 0	6 7 4	25	71 19 10
Reclamation	246 4 8	33 15 4	280 0 0	4 5 0	6 10 8	25	18 5 10
Buildings	730 0 0	52 0 0	782 0 0	4 0 0	6 7 4	25	49 15 6
,,	337 12 0	32 8 0	370 0 0	4 0 0	7 6 3	20	27 1 0
,,	1,592 9 1	106 10 11	1,699 0 0	4 0 0	6 7 4	25	108 2 8
,,	1,200 0 0	207 0 0	1,407 0 0	4 0 0	6 7 4	25	89 11 0
Drainage	184 10 7	122 15 9	1,553 0 0	4 0 0	6 7 4	25	98 16 10
Buildings	1,072 9 2						
Water supply	173 4 6						
Buildings	406 12 0	34 8 0	441 0 0	4 0 0	6 7 4	25	28 1 4
Water supply	127 17 0	27 3 0	155 0 0	4 7 6	6 12 4	25	10 5 1
Buildings	499 16 11	45 3 1	545 0 0	4 7 6	6 12 4	25	36 1 4
Drainage	335 18 8	44 1 4	380 0 0	4 5 0	6 10 8	25	24 16 6
Buildings	2,740 0 0	232 0 0	3,372 0 0	4 0 0	6 7 4	25	214 12 4
Water supply	400 0 0						
Buildings	194 3 3	16 16 9	211 0 0	4 5 0	6 10 8	25	13 15 8
,,	842 0 0	108 0 0	950 0 0	4 0 0	6 7 4	25	60 9 4
Drainage	115 16 7	14 3 5	130 0 0	4 5 0	6 10 8	25	8 9 10
,,	91 1 0	17 19 0	109 0 0	4 5 0	6 10 8	25	7 2 6
,,	268 4 6	42 15 6	311 0 0	4 5 0	6 10 8	25	20 6 4
,,	1,806 9 2	181 10 10	1,988 0 0	4 5 0	6 10 8	25	139 17 6
,,	587 15 8	68 8 11	941 0 0	4 0 0	6 7 4	25	59 17 10
Planting	284 15 5						
Buildings	357 3 10	31 16 2	389 0 0	4 5 0	6 10 8	25	25 8 4
Inclosing	96 0 0	17 0 0	113 0 0	4 5 0	6 10 8	25	7 7 8
Buildings	370 0 0	24 0 0	394 0 0	4 5 0	6 10 8	25	25 14 10
,,	400 0 0	53 0 0	453 0 0	4 5 0	6 10 8	25	29 11 10
,,	223 0 0	26 0 0	295 0 0	4 5 0	6 10 8	25	19 5 6
Water supply	46 0 0						

Appendix A. XXX.

Works carried out.	Amount expended.	Expenses.*	Total charged.	Rate of Interest.	Rate of Rent Charge.	Term of Years.	Annual Repayments (payable half yearly).
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.
Buildings	779 15 4	66 4 8	846 0 0	4 5 0	6 10 8	25	55 5 6
,,	251 5 10	26 14 2	278 0 0	4 5 0	6 10 8	25	18 3 2
,,	200 0 0	35 0 0	235 0 0	4 5 0	6 10 8	25	15 7 0
,,	300 0 0	57 0 0	357 0 0	4 5 0	6 10 8	25	23 6 6
,,	840 0 0	112 0 0	952 0 0	4 0 0	6 7 4	25	60 11 10
,,	118 1 0	26 19 0	145 0 0	4 7 6	6 12 4	25	9 12 0
,,	102 0 0	13 0 0	115 0 0	4 7 6	6 12 4	25	7 12 2
,,	219 6 0	29 14 0	249 0 0	4 5 0	6 10 8	25	16 5 4
,,	123 5 0	25 15 0	149 0 0	4 10 0	6 14 1	25	9 19 10
,,	75 0 0	10 0 0	85 0 0	4 7 6	6 12 4	25	5 12 6
,,	142 11 0	20 9 0	163 0 0	4 7 6	6 12 4	25	10 15 8
,,	600 0 0	73 0 0	673 0 0	4 0 0	6 7 4	25	42 16 10
,,	585 3 2	69 16 10	655 0 0	4 0 0	6 7 4	25	41 13 10
,,	191 19 0	25 1 0	217 0 0	4 0 0	6 7 4	25	13 16 2
,,	999 19 2	184 0 10	1,184 0 0	4 0 0	6 7 4	25	75 7 2
Inclosing	307 1 4	27 18 8	335 0 0	4 5 0	6 10 8	25	21 17 8
Buildings	172 0 3	14 19 9	187 0 0	4 5 0	6 10 8	25	12 4 4
,,	311 10 0	57 10 0	369 0 0	4 5 0	6 10 8	25	24 2 2
,,	195 18 0	29 2 0	225 0 0	4 5 0	6 10 8	25	14 14 0
,,	400 0 0	28 0 0	428 0 0	4 5 0	6 10 8	25	27 19 2
,,	2,000 0 0	147 0 0	2,147 0 0	4 0 0	6 7 4	25	136 13 0
,,	871 0 0	109 0 0	980 0 0	4 0 0	6 7 4	25	62 7 6
Drainage	78 14 11						
Sanitary drainage	105 0 0	35 5 1	364 0 0	4 0 0	6 7 4	25	23 3 4
Water supply	145 0 0						
Buildings	576 7 6	86 12 6	663 0 0	4 0 0	6 7 4	25	42 4 0
,,	230 0 0	23 0 0	253 0 0	4 5 0	6 10 8	25	16 10 8
,,	460 0 0	44 0 0	504 0 0	4 5 0	6 10 8	25	32 18 6
Drainage	204 4 11	89 19 11	475 0 0	4 5 0	6 10 8	25	31 0 8
Buildings	180 15 2						
,,	430 0 0	35 15 0	465 15 0	4 0 0	6 7 4	25	29 13 0
Inclosing	186 6 6	25 3 6	211 10 0	4 10 0	6 14 0	25	14 3 5
Buildings	784 1 6	128 5 6	943 15 0	4 0 0	6 7 4	25	60 1 8
Clearing	31 8 0						
Drainage	180 12 6	27 17 6	208 10 0	4 10 0	6 14 0	25	13 19 4
Buildings	150 0 0	17 5 0	167 5 0	4 10 0	7 12 8	20	12 15 4
,,	266 17 5	24 2 7	291 0 0	4 10 0	6 14 0	25	19 9 11
,,	162 2 10	25 17 2	188 0 0	4 10 0	7 4 2	22	13 11 0
Drainage	41 6 4	45 7 3	235 10 0	4 10 0	6 14 0	25	15 15 7
Inclosing	148 16 5						
Buildings	1,000 0 0	138 10 0	1,138 10 0	4 0 0	6 7 4	25	72 9 8
,,	3,375 10 4	583 9 8	3,959 0 0	4 0 0	6 7 4	25	252 1 0
Drainage	282 19 8	21 0 4	304 0 0	4 0 0	6 7 4	25	19 7 1
Buildings	1,459 7 11	230 16 6	1,877 0 0	4 0 0	6 7 4	25	119 10 0
Inclosing	186 15 7						
Drainage	126 16 10						
Buildings	375 3 11	39 4 8	591 10 0	4 0 0	6 7 4	25	37 13 2
Inclosing	50 4 7						
Drainage	59 14 4	10 7 2	141 10 0	4 10 0	6 14 0	25	9 9 7
Buildings	71 8 6						
Drainage	78 13 6	31 14 4	265 10 0	4 10 0	6 14 0	25	17 15 9
Irrigation	155 2 2						
Buildings	190 0 0	33 15 0	223 15 0	4 10 0	6 14 0	25	14 19 10
,,	1,973 8 4	292 6 5	2,368 0 0	3 15 0	6 4 0	25	146 16 4
Water Supply	102 5 3						
Buildings	3,535 5 10	512 14 2	4,048 0 0	3 15 0	6 4 0	25	250 19 6
,,	208 17 8	32 17 4	241 15 0	4 10 0	6 14 0	25	16 4 0
Drainage	310 8 6	22 1 6	332 10 0	3 15 0	6 4 0	25	20 12 3
Buildings	976 2 11	157 7 1	1,133 10 0	3 15 0	6 4 0	25	70 5 6
,,	515 11 11	61 13 1	577 5 0	3 15 0	6 4 0	25	35 15 9
,,	386 12 9	51 13 1	438 5 10	4 5 0	6 10 8	25	28 12 8
,,	371 19 2	56 2 4	428 1 6	4 5 0	6 10 8	25	27 19 4
Buildings	550 0 0	96 8 5	696 8 5	4 0 0	6 7 4	25	44 6 6
Roads	50 0 0						
Buildings	280 0 0	35 11 9	315 11 9	4 5 0	6 10 8	25	20 12 4
,,	369 17 5	56 1 1	425 18 6	4 0 0	6 7 4	25	27 2 2
,,	132 4 6	17 19 2	150 3 8	4 0 0	6 7 4	25	9 11 2
,,	1,676 1 6	109 17 0	1,785 18 6	4 0 0	6 7 4	25	113 13 4
Drainage	300 0 0	42 15 1	342 15 1	4 5 0	6 10 8	25	22 7 10
Buildings	400 0 0	59 11 10	459 11 10	4 5 0	6 10 8	25	30 0 6
,,	532 0 0	67 2 9	599 2 9	4 0 0	6 7 4	25	38 2 8
,,	335 0 0	32 2 10	367 2 10	4 0 0	6 7 4	25	23 7 4
,,	258 8 0	22 19 11	281 7 11	4 5 0	6 10 8	25	18 7 8
Water supply	80 0 0	20 4 6	100 4 6	4 7 6	6 12 4	25	6 12 8
Buildings	998 5 8	65 2 11	1,063 8 7	4 0 0	6 7 4	25	67 13 8
,,	700 0 0	95 0 5	795 0 5	4 0 0	6 7 4	25	50 12 0
,,	374 1 9	39 4 3	413 6 0	4 5 0	6 10 8	25	27 0 0
Water wheel	114 0 0	26 18 1	140 18 1	4 7 6	6 12 4	25	9 6 6
Buildings	100 0 0	13 11 8	113 11 8	4 7 6	6 12 4	25	7 10 4
Drainage	68 0 5	16 19 7	85 0 0	4 7 6	6 12 4	25	5 12 6
Buildings	550 0 0	110 3 3	660 3 3	4 0 0	6 7 4	25	42 0 4
,,	1,144 6 2	100 14 8	1,245 0 10	4 0 0	6 7 4	25	79 4 10
,,	400 0 0	63 16 3	463 16 3	4 5 0	6 10 8	25	30 6 0
,,	1,048 5 4	160 15 4	1,209 0 8	4 0 0	6 7 4	25	77 19 0
Drainage	100 0 0	22 2 10	122 2 10	4 7 6	6 12 4	25	8 1 8
Buildings	334 9 7	56 5 5	390 15 0	4 5 0	9 11 0	14	37 6 4
,,	80 0 0	18 17 3	98 17 3	4 7 6	6 12 4	25	6 10 10
,,	140 0 0	24 9 4	164 9 4	4 0 0	6 7 4	25	10 9 4

Appendix A. XXX.

Works carried out.	Amount expended.	Expenses.*	Total charged.	Rate of Interest.	Rate of Rent Charge.	Term of Years.	Annual Repayments (payable half yearly).
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.
Buildings	410 0 0	40 0 6	450 0 6	4 0 0	6 7 4	25	28 12 10
"	100 0 0	23 8 0	123 8 0	4 7 6	6 12 4	25	8 3 4
Drainage	89 8 0	16 17 8	106 5 8	4 7 6	6 12 4	25	7 0 8
"	49 4 8	11 14 4	60 19 0	4 7 6	6 12 4	25	4 0 8
Buildings	2,600 0 0	217 2 8	2,817 2 8	4 0 0	6 7 4	25	179 6 0
Drainage	42 7 9	9 7 6	51 15 3	4 7 6	6 12 4	25	3 8 6
Buildings	850 0 0	116 18 10	966 18 10	4 0 0	6 7 4	25	61 10 10
"	568 12 6	48 1 8	616 14 2	4 0 0	6 7 4	25	39 5 0
"	434 18 0	56 16 0	527 14 0	4 5 0	6 10 8	25	34 9 6
Inclosing	36 0 0						
Buildings	307 0 0	36 18 1	343 18 1	4 5 0	6 10 8	25	22 9 4
Drainage	299 17 9	34 3 9	334 1 6	4 5 0	6 10 8	25	21 16 6
Buildings	50 0 0	6 3 0	56 3 0	4 7 6	6 12 4	25	3 14 4
"	2,184 14 1	285 4 5	2,469 18 6	4 0 0	6 7 4	25	157 4 0
Drainage	317 17 8	48 17 0	366 14 8	4 5 0	6 10 8	25	23 19 2
"	50 3 1	9 18 6	60 1 7	4 5 0	6 10 8	25	3 18 6
Buildings	50 0 0	9 13 11	59 13 11	4 5 0	6 10 8	25	3 18 6
"	472 17 1	63 7 10	536 4 11	4 5 0	6 10 8	25	35 0 8
"	299 9 8	56 7 10	355 17 6	4 5 0	6 10 8	25	23 5 0
"	56 10 0	10 4 9	66 14 9	4 7 6	6 12 4	25	4 8 4
"	200 0 0	29 19 7	229 19 7	4 5 0	6 10 8	25	15 0 6
Drainage	154 0 0	118 11 9	1,106 4 11	4 0 0	6 7 4	25	70 8 2
Buildings	833 13 2						
Drainage	88 5 0	39 5 5	276 13 6	4 5 0	6 10 8	25	18 1 6
Buildings	149 3 1						
"	203 7 6	35 19 5	239 6 11	4 0 0	6 7 4	25	15 4 8
Sewers, &c.	330 0 0	78 0 0	408 0 0	4 10 0	6 14 1	25	27 7 0
Buildings	550 0 0	81 10 1	631 10 1	4 0 0	6 7 4	25	40 3 10
Drainage	922 2 10	178 4 4	1,285 7 2	4 0 0	6 7 4	25	81 16 2
Roads	185 0 0						
Buildings	3,760 18 10	48 1 10	3,809 0 8	4 10 0	10 17 6	12	414 5 6
"	437 3 3	11 6 4	448 9 7	4 10 0	7 12 9	20	34 4 10
"	302 5 9	9 5 0	311 10 9	4 10 0	6 14 1	25	20 17 8
Pier	1,600 0 0	305 6 4	1,905 6 4	4 5 0	6 10 8	25	124 9 6
Water supply and sanitary drainage.	894 1 9	50 16 11	944 18 8	3 10 0	6 0 8	25	57 0 6
Buildings	302 0 0	9 10 4	311 10 4	4 10 0	6 14 1	25	20 17 8
"	87 10 0	7 12 10	95 2 10	4 10 0	6 14 1	25	6 7 7
"	112 0 0	8 4 1	120 4 1	4 10 0	6 14 1	25	8 1 2
"	417 12 0	52 15 6	470 7 6	3 0 0	5 14 3	25	26 17 7
"	60 0 0	11 3 0	71 3 0	4 2 6	6 9 0	25	4 11 10
"	332 6 9	6 8 4	338 15 1	3 10 0	6 0 8	25	20 8 11
"	4,075 16 5	588 11 6	4,664 7 11	4 10 0	6 14 1	25	312 13 9
"	302 0 0	68 3 7	528 3 7	4 5 0	6 10 8	25	34 10 0
Bridge	158 0 0						
Buildings	250 0 0	28 17 3	278 17 3	4 5 0	16 13 4	7	46 9 6
"	496 2 0	85 8 10	581 10 10	4 10 0	6 14 1	25	38 19 8
"	458 0 2	16 8 3	474 8 5	3 10 0	6 0 8	25	28 12 7
Watercourse	600 0 0	50 4 3	650 4 3	4 0 0	6 7 4	25	41 7 8
Drainage	50 8 8	388 6 6	4,380 6 6	4 0 0	6 7 4	25	278 15 10
Buildings	3,941 11 4						
"	6,600 0 0	476 1 6	7,076 1 6	3 10 0	6 0 8	25	427 0 6
Sanitary drainage	1,431 8 0	179 1 7	1,610 9 7	4 0 0	6 7 4	25	102 10 0
Buildings	316 13 9	50 18 8	367 12 5	4 5 0	6 10 8	25	24 0 4
"	164 9 2	38 2 1	202 11 3	4 5 0	6 10 8	25	13 4 8
"	1,400 0 0	67 5 2	1,467 5 2	3 0 0	5 14 3	25	83 16 10
Water supply	265 0 0	47 0 0	312 0 0	4 10 0	6 14 1	25	20 18 4
Buildings	1,000 0 0	160 14 4	1,160 14 4	4 0 0	6 7 4	25	73 17 6
"	350 0 0	54 17 0	404 17 0	4 0 0	6 7 4	25	25 15 4
Sanitary drainage, &c.	4,748 17 8	92 7 7	4,841 5 3	3 15 0	6 4 0	25	300 1 10
Buildings	4,464 0 0	—	4,464 0 0	4 0 0	6 7 4	25	284 2 4
"	1,200 0 0	222 0 0	1,422 0 0	4 5 0	6 10 8	25	92 18 0
Sanitary drainage	940 18 9	175 1 3	1,116 0 0	4 10 0	6 14 1	25	74 16 4
Buildings	4,250 0 0	309 0 0	4,559 0 0	4 10 0	6 14 1	25	305 12 4
"	359 1 8	63 12 10	422 14 6	4 5 0	6 10 8	25	27 12 4
"	5,531 0 0	—	5,531 0 0	4 0 0	6 7 4	25	352 0 7
Sanitary drainage and water supply.	479 1 6	46 18 6	526 0 0	4 10 0	6 14 1	25	35 5 2

* These expenses include the commission charged by the Company (where the transaction is carried out through one of the Improvement Companies), their office charges and expenses, and stamps on deeds; likewise expenses incurred independently by the landowner for architects and legal charges, superintendence, and interest on advances; also the expenses and fees of the Board of Agriculture.

Appendix A. XXXI.

APPENDIX XXXI.

(Handed in by Mr. T. H. Elliott. See Question 42,792.)

DRAINAGE and IMPROVEMENT of LAND ACTS.

The total expenditure on land improvement in Great Britain, that has been made a charge on the land, from the commencement of the Public Money Drainage Acts in 1847, and under the subsequent Improvement Companies' Acts and others, up to the 31st December 1894, amounts to 16,521,277*l.* 12*s.*, distributed as follows:—

	£	*s.*	*d.*
Drainage	8,968,731	5	1
Farm buildings	4,702,361	5	4
Labourers' cottages	1,067,336	16	8
Fencing and embanking	432,998	12	9
Roads	161,275	18	4
Clearing and reclamation	146,442	16	11
Planting	93,190	2	7
Other agricultural improvements	265,660	7	0
Subscriptions to railways	116,923	1	1
Mansion houses, &c.	566,357	6	3
	£16,521,277	12	0

Four millions of this was public money advanced by the Exchequer under the Public Money Drainage Acts for the drainage of agricultural land, nearly all of which has now been repaid by those to whom it was advanced. The remainder has been found through the several Land Improvement Companies under their special Acts, and by landowners themselves under the Improvement of Land Act, 1864, and the Limited Owners' Residences Acts.

APPENDIX XXXII.

Tables handed in by Mr. C. N. Dalton. (*See Question* 42,311).

TABLE 1.

RATE in the £ of the RURAL RATES for 1803, 1813–15, 1826–27, 1868, and 1890–91.

COUNTY.	1803. Poor and County Rates, with a part of the Church and Highway Rates.	Average of 1813–15. Poor and County Rates, with a part of the Church and Highway Rates.	1826–27. Poor and County, Church, and Highway Rates.	1868.* Poor and County, Church, and Highway Rates.	Average of 1890–91. Poor and County, and Highway Rates, with Rural, Sanitary, and Rural School Board Rates.	Fall in 1890–91, as compared with 1868.	Fall in 1890–91, as compared with 1803.
ENGLAND.	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*	*s. d.*
Sussex	8 7½	6 11¼	6 9¼	3 7·44	2 3·74	1 3·70	6 3·76
Monmouth	7 11½	2 6½	2 11	3 1·79	2 8·00	0 5·79	5 3·25
York, West Riding	6 2½	3 7½	4 3½	2 5·79	2 3·81	0 1·98	3 10·94
Essex	5 11½	4 2½	4 6½	3 3·80	3 0·90	0 2·90	2 10·60
Hereford	5 8½	3 1½	2 11¼	2 4·92	2 0·38	0 4·54	3 8·12
Surrey	5 8	3 6¼	4 6	3 1·94	2 9·45	0 4·49	2 10·55
Lancaster	5 4¼	2 10½	4 3½	2 5·41	2 0·26	0 5·15	3 3·99
Leicester	5 2¾	3 4¼	3 9¾	2 5·79	2 3·47	0 2·32	2 11·28
Westmorland	5 2½	1 11	2 4¾	1 6·24	1 0·85	0 5·39	4 1·65
Kent	5 2¼	4 11½	5 8¾	2 10·79	2 9·83	0 0·96	2 4·42
Norfolk	5 2	3 11	4 11¾	2 8·47	2 4·10	0 4·37	2 9·90
Cambridge	5 0½	2 11¾	3 10½	2 9·91	2 5·64	0 4·27	2 6·86
Worcester	5 0½	2 11¼	3 0	2 2·97	2 2·22	0 0·75	2 10·28
Berks	4 11	4 9	4 1	3 0·29	1 9·20	1 3·09	3 1·80
Southampton	4 11	4 0¾	4 7½	2 11·94	2 1·08	0 10·86	2 9·92
Suffolk	4 10½	4 4¾	5 1	2 9·79	2 1·84	0 7·95	2 8·66
Buckingham	4 8½	4 7	5 5	3 1·89	2 0·90	1 0·99	2 7·60
Devon	4 8½	3 0	3 2½	2 7·62	2 1·93	0 5·69	2 6·57
Oxford	4 8	4 4¾	4 2¼	2 11·54	2 4·48	0 7·06	2 3·52
Warwick	4 8	3 4¼	3 4½	2 2·32	2 2·44	(*Rise* 0·12)	2 5·56
Wilts	4 7½	3 10¾	3 9¾	3 1·69	2 3·90	0 9·79	2 3·60
Northampton	4 7	3 6¼	4 2¼	2 10·36	1 11·89	0 10·47	2 7·11
Cornwall	4 6¼	2 7½	3 2¾	2 11·57	2 6·45	0 5·12	1 11·80
Hertford	4 2¾	3 8¾	4 7¼	3 0·92	2 7·43	0 5·49	1 7·32
Dorset	4 2½	3 3	3 2¾	2 11·99	2 0·40	0 11·59	2 2·10
Stafford	4 2¼	2 10	3 6	2 0·57	1 11·94	0 0·63	2 2·31
Somerset	4 2	2 5½	2 6¼	2 5·74	1 11·60	0 6·14	2 2·40
Derby	4 1½	2 8½	2 9½	2 1·64	2 1·93	(*Rise* 0·29)	1 11·57
Huntingdon	4 0¼	2 10	3 5¾	2 5·44	1 10·10	0 7·34	2 2·15
Salop	3 11¾	2 6½	2 4½	1 8·99	1 4·45	0 4·54	2 7·30
Nottingham	3 10	3 3½	3 7½	2 1·94	1 10·43	0 3·51	1 11·57
Bedford	3 9¾	4 4¼	6 2	3 1·25	2 5·66	0 7·59	1 4·09
Lincoln	3 7	2 2¾	3 0	2 5·59	2 3·76	0 1·83	1 3·24
Chester	3 5½	2 9¾	3 4¼	2 6·43	2 0·10	0 6·33	1 5·40
Middlesex	3 5¼	2 4¾	3 0	2 2·54	2 7·55	(*Rise* 5·01)	0 9·70
Gloucester	3 5	2 10¾	3 4	2 9·74	2 4·10	0 5·64	1 0·90
Rutland	3 5	2 10	2 11	2 0·94	1 9·55	0 3·39	1 7·45
Cumberland	2 8	1 10¼	2 1¾	1 10·17	1 8·19	0 1·98	0 11·81
York, East Riding	2 7¾	2 2½	2 6¾	1 11·69	2 0·40	(*Rise* 0·71)	0 7·35
„ North Riding	2 6¾	2 0	2 3	1 11·74	1 9·51	0 2·23	0 9·24
Durham	2 4¼	2 8¼	3 0	2 0·29	1 11·75	0 0·54	0 4·50
Northumberland	1 8¾	1 7	1 7½	2 1·69	1 7·16	0 6·53	0 1·59
WALES.							
Carmarthen	12 9	- - -	3 3½	2 8·64	2 6·48	0 2·16	10 2·52
Pembroke	11 8½	- - -	3 2¼	2 11·59	2 6·15	0 5·44	9 2·35
Cardigan	9 1	- - -	3 5	3 11·69	3 5·10	0 6·59	5 7·90
Glamorgan	7 3	- - -	2 11¾	2 10·89	2 7·16	0 3·73	4 7·84
Merioneth	6 4	- - -	3 7½	3 2·44	2 10·15	0 4·29	3 5·85
Brecon	6 1¾	- - -	3 5¾	3 0·72	2 5·30	0 7·42	3 8·45
Montgomery	5 11½	- - -	4 1½	2 11·99	1 10·80	1 1·19	4 0·70
Radnor	5 8¼	- - -	3 1⅜	2 11·72	2 5·15	0 6·57	3 3·10
Denbigh	5 7¾	- - -	3 10⅓	3 4·09	2 4·80	0 11·29	3 2·95
Anglesey	5 6¼	- - -	4 4¾	5 2·24	3 2·13	2 0·11	2 4·12
Flint	5 4¾	- - -	3 7	3 10·67	2 6·15	1 4·52	2 10·60
Carnarvon	4 0¾	- - -	4 4½	3 10·59	2 11·35	0 11·24	1 1·40
Average	4 5¼	3 1¾	3 8	*2 7	*2 2½	0 4½	2 2¼

The Poor, Police, and County Rates levied in the Metropolis have been omitted in calculating these rates in the £.

Appendix A. XXXII.

TABLE 2 (*see Question* 42,312 *et seq.*).

SERIAL STATEMENT of the ANNUAL VALUE of REAL PROPERTY in ENGLAND and WALES, according to the INCOME TAX RETURNS; the RATEABLE VALUE thereof; the "POOR RATES" levied; and the ANNUAL EXPENDITURE for RELIEF of the POOR.

Year ended Lady-day.*	(*a.*) Annual Value according to Income Tax Returns.	(*b.*) Rateable Annual Value.	(*c.*) "Poor Rates."	(*d.*) Expenditure for Poor Relief.
	£	£	£	£
1785	—	—	2,167,749	2,004,239
1802–3	34,864,145†	—	5,348,205	4,077,891
1813	—	—	8,646,841	6,656,106
1814	53,495,375	—	8,388,974	6,294,581
1815	—	—	7,457,676	5,418,846
1816	—	—	6,937,425	5,724,839
1817	—	—	8,128,418	6,910,925
1818	—	—	9,320,440	7,870,801
1819	—	—	8,932,185	7,516,704
1820	—	—	8,719,655	7,330,254
1821	—	—	8,411,893	6,959,251
1822	—	—	7,761,441	6,358,704
1823	—	—	6,898,153	5,772,962
1824	—	—	6,836,505	5,736,900
1825	—	—	6,972,323	5,786,989
1826	—	—	6,965,051	5,928,502
1827	—	—	7,784,351	6,441,088
1828	—	—	7,715,055	6,298,000
1829	—	—	7,642,171	6,332,410
1830	—	—	8,111,422	6,829,042
1831	—	—	8,279,218	6,798,889
1832	—	—	8,622,920	7,036,969
1833	—	—	8,606,501	6,790,800
1834	—	—	8,338,079	6,317,255
1835	—	—	7,373,807	5,526,418
1836	—	—	6,354,538	4,717,630
1837	—	—	5,294,566	4,044,741
1838	—	—	5,186,389	4,123,604
1839	—	—	5,613,938	4,406,907
1840	—	—	6,014,605	4,576,965
1841	—	62,540,030	6,351,828	4,760,929
1842	—	—	6,552,890	4,911,498
1843	85,802,734	—	7,085,595	5,208,027
1844	85,700,123	—	6,847,205	4,976,093
1845	86,573,636	—	6,791,006	5,039,703
1846	88,724,253	—	6,800,623	4,954,204
1847	89,759,066	67,320,587	6,964,825	5,298,787
1848	91,172,471	—	7,817,430	6,180,764
1849	94,538,472	—	7,674,146	5,792,963
1850	94,217,959	67,700,153	7,270,493	5,395,022
1851	94,809,969	—	6,778,914	4,962,704
1852	94,879,851	—	6,552,298	4,897,685
1853	96,172,965	—	6,522,412	4,939,064
1854	99,274,309	—	6,972,220	5,282,853
1855	100,835,328	—	7,864,149	5,890,041
1856	102,221,249	71,840,271	8,201,348	6,004,244
1857	103,603,068	—	8,139,003	5,898,756
1858	109,978,265	—	8,188,880	5,878,542
1859	110,923,084	—	8,108,222	5,558,689
1860	112,082,749	—	7,715,948	5,454,964
1861	114,058,538	—	7,921,619	5,778,043
1862	120,124,206	—	8,511,161	6,077,525
1863	121,328,434	—	9,174,976	6,527,036
1864	122,993,875	—	9,448,319	6,423,383
1865	131,341,499	—	9,392,191 *8,841,215*	6,264,961
1866	135,144,462	93,638,403	9,573,772 *8,995,278*	6,439,517
1867	138,244,727	—	10,303,665 *9,707,966*	6,959,841
1868	143,872,588	100,668,698†	11,054,513 *10,439,620*	7,498,061
1869	—	—	11,363,656 *10,705,187*	7,673,100

* In column (*a.*) for the year ending the 5th of April.
† This is the annual value returned for the year ended the 5th of April 1804.

* In column (*a.*) for the year ending the 5th of April.
† This amount is slightly different from the amount given in the Annual Poor Law Reports, which is 100,612,734*l.*, but it is the corrected amount in the Return, No. 430, Session 1870.

NOTES.

PRELIMINARY.

It should be explained that the serial statement of the "Poor Rates" (Col. *c.*), is less useful for comparison than it would otherwise be, in consequence of the variations in the number and objects of the rates levied under that title at different periods. It is probable that between the years 1803 and 1815, Church and Bye-Highway Rates, either wholly or partially, were levied with the "Poor Rates." The amounts of these for the years 1813, 1814, 1815, as stated in the House of Lords, Burdens on Land Return, Appendix No. 20, Sess. 1846, are the same as the amounts specified in Marshall's "Digest," Part I., p. 39, under the heading of "Parochial Assessments;" and, according to an account of those at p. 35 of the same compilation, they included some charges under the heading of Church and Bye-Highway Rates. In the years from 1815 to 1865, however, the Poor Rates apparently included no payments towards Church Rates or Highway Rates, and certainly they have not done so since 1840. In 1865 and in the subsequent years again, a sum varying between 500,000*l.* and 600,000*l.* was annually paid out of the Poor Rate to Highway Boards. Further, since the date of the passing of the "Municipal Corporation" Act, Borough and Police Rates have been included in the Poor Rate, rates which did not exist before. No real comparison can be drawn on account of these discrepancies between the amounts levied under the title of "Poor Rate" at the various above-mentioned periods.

(*a.*) The amounts in this column, with the exception of the year 1803, are obtained from the Official Returns of the Inland Revenue Department. The amount for 1803 is that given in Marshall's "Digest," Part II., p. 29, where the authority mentioned is No. 103, Vol. xii, fol. 363, Sess. 1806.

(*b.*) The figures in this column are taken from the Poor Law Reports.

(*c.*) The figures in this column, subsequent to 1840, are from the Poor Law Reports. From 1785 to 1830 they are from Marshall's "Digest," Part I., p. 39. For the intermediate period, the authority is Appendix No. 20, to House of Lords' Report on "Burdens on Land" in 1846, from which also all the figures from 1813 to 1843 might have been taken.

The figures in italics, for the years 1865–69, show the total of the poor rates for these years, deducting the payments to the highway boards which were:—

	£
In 1865	550,976
„ 1866	578,494
„ 1867	595,699
„ 1868	614,803
„ 1869	658,469

(*d.*) The figures in this column are obtained from Marshall, Part I. p. 39, for 1785 and 1803, and subsequent to the latter date, from the Burdens on Land Return and the Poor Law Reports.

Appendix A. XXXII.

TABLE 3.

RATE in the £ of the EXPENSES of RELIEF of the POOR. (*See Questions* 42,312; 42,355).

Year.	Rateable Value of England and Wales.	Gross Expenditure.	Rate per £ of Rateable Value.	Net Expenditure provided by Rates.					
				England and Wales.		London.		The Provinces.	
				Amount.	Rate per £ of Rateable Value.	Amount.	Rate per £ of Rateable Value.	Amount.	Rate per £ of Rateable Value.
	£	£	s. d.	£	s. d.	£	s. d.	£	s. d.
1803	*	4,077,891	3 4½	—	—	—	—	—	—
Average of 1813–14–15.	*	6,123,144	2 4¼	—	—	—	—	—	—
1827	*	6,441,088	2 5¾	—	—	—	—	—	—
1841	62,540,030	4,760,929	1 6¼	—	—	—	—	—	—
1847	67,320,587	5,298,787	1 7	—	—	—	—	—	—
1850	67,700,150	5,395,022	1 7	—	—	—	—	—	—
1856	71,840,271	6,004,244	1 8	—	—	—	—	—	—
1866	93,638,403	6,439,517	1 4½	—	—	—	—	—	—
1868	100,668,698	7,498,061	1 6	7,101,961†	1 4·93†	1,219,911†	1 5·28†	5,882,050†	1 4·86†
1880	133,769,875	8,015,010	1 2½	7,101,104†	1 0·74†	1,599,796†	1 3·71†	5,501,308†	1 0·08†
1890	150,485,974	8,434,345	1 1½	6,418,106†	0 10·24†	1,899,496†	1 2·59†	4,518,610†	0 9·09†
1891	152,116,008	8,643,318	1 1½	5,857,436†	0 9·24†	1,750,479†	1 1·30†	4,106,957†	0 8·18†
1892	155,896,383	8,847,678	1 1½	6,372,017‡	0 9·81‡	1,900,764‡	1 1·79‡	4,471,253‡	0 8·74‡
1893	157,722,913	9,217,514	1 2	6,750,269‡	0 10·27‡	2,155,607‡	1 3·50‡	4,594,662‡	0 8·87‡

* The rateable value was not ascertained till 1841, but the Parliamentary Returns referred to in Tables I. and V. in the Appendix to Mr. Goschen's Report contain a statement of the rate in the £, which is used for the sake of comparison; in 1814–15 the calculation appears to have been based on the annual value of property in Schedule A., and the same figure was taken in calculating the rate in the £ in 1826–27.

† ‡ The figures marked thus, †, are taken from page 11 of the Appendix to Mr. Fowler's Report; those marked thus, ‡, are (with the exception of the rates in the £, which have been calculated to one more place of decimals) taken from page xiii of the Poor Rate Return for 1892–93.

Appendix A. XXXII.

TABLE 3 (*a*). (*See Question* 42,356).

STATEMENT showing the Amount expended for Relief to the Poor during the Years ended Lady Day 1868 and 1893.

Number of Unions in which there were no Urban Districts in 1895	142*
Total expenditure on Relief to the Poor in such Unions during the year ended Lady Day 1893	£ 530,070†
Total expenditure on Relief to the Poor in such Unions during the year ended Lady Day 1868	715,876‡
Decrease in 1893 as compared with 1868	185,806 or 26·0 per cent.
Population of such Unions in 1891	1,642,721§
Do. do. 1871	1,673,481
Decrease in 1891 as compared with 1871	30,760 or 1·8 per cent.

Including Scilly Isles.

Excluding 7,637*l.* in respect of the Lunesdale and Pontardawe Unions, for which no corresponding expenditure can be given for the year ended Lady Day 1868, as these Unions were formed after that date from parts of other Unions.

‡ Excluding expenditure in respect of certain parishes added to the Hartley Wintney, Great Ouseburn, Wetherby, Tadcaster, and Stokesley Unions after Lady Day 1868, which cannot be given.

§ Excluding 29,047, the population of the Lunesdale and Pontardawe Unions.

Statistical Department,
Local Government Board,
March, 1895.

STATEMENT showing as regards the 142* Unions in England and Wales, in which there were no Urban Districts in 1895, the Amount expended for Relief to the Poor during the Years ended Lady Day 1868 and 1893.

Counties and Unions.	Total Amount expended on Relief to the Poor during the Years ended Lady Day		Population.	
	1868.	1893.	1871.	1891.
I.—THE METROPOLIS.	£	£		
1. LONDON: Nil	—	—	—	—
II.—SOUTH-EASTERN COUNTIES.				
1A. SURREY: Godstone	5,506	5,588	13,541	18,913
Hambledon	7,727	6,553	15,276	18,504
2. KENT: Cranbrook	7,264	5,711	14,005	13,730
East Ashford	5,652	4,761	13,016	13,941
Hollingbourn	8,559	5,274	14,047	13,318
Hoo	1,509	1,477	3,143	3,843
3. SUSSEX: Chailey	5,545	4,489	9,616	10,098
Hailsham	6,950	5,133	13,021	14,144
Midhurst	7,344	4,821	13,051	14,236
Petworth	5,006	4,335	10,138	9,431
Thakeham	5,294	3,089	8,422	8,049
Westbourne	4,625	3,423	7,221	7,084
West Firle	2,306	1,372	2,449	2,438
4. SOUTHAMPTON: Alresford	3,704	2,873	7,270	6,628
Catherington	1,290	1,339	2,769	2,990
Droxford	4,869	3,812	11,750	11,302
Fordingbridge	3,486	3,319	6,441	6,241
Hartley Wintney†	5,759	9,074	20,601	24,521
Hursley	1,270	1,001	2,572	2,952
II.—SOUTH-EASTERN COUNTIES—*cont.*	£	£		
4. SOUTHAMPTON—*cont.* Kingsclere	5,221	3,021	8,576	8,647
New Forest	6,603	5,192	13,496	13,992
Ringwood	2,738	1,743	5,397	5,545
Stockbridge	3,946	2,952	7,317	6,601
Whitchurch	3,786	2,295	5,606	5,655
5. BERKSHIRE: Bradfield	10,020	3,399	15,853	18,017
Easthampstead	3,265	5,218	10,632	13,704
Faringdon	5,769	4,464	15,091	13,544
Hungerford	9,349	4,875	19,349	17,017
III.—SOUTH MIDLAND COUNTIES.				
6. MIDDLESEX: Nil	—	—	—	—
7. HERTFORDSHIRE: Buntingford	2,928	2,752	6,467	5,660
Hatfield	3,452	2,759	6,359	6,963
Hemel Hempstead	4,301	4,904	14,706	15,116
Royston	9,258	6,104	19,713	17,557
Welwyn	1,116	1,074	2,272	2,346
8. BUCKINGHAMSHIRE: Newport Pagnell	13,756	8,281	25,867	25,613
Winslow	4,456	2,589	9,082	7,701
9. OXFORDSHIRE: Nil	—	—	—	—
10. NORTHAMPTONSHIRE: Brixworth	9,015	2,829	13,866	12,186
Potterspury	5,488	4,139	11,711	12,754
Thrapston	7,656	4,894	14,349	14,582
Towcester	7,560	4,099	12,987	11,960

* Including Scilly Isles.

† Hartley Wintney. Extended by addition of certain parishes from other Unions 5th May 1869.

Statement showing as regards the 142 Unions in England and Wales, &c.—*continued.*

Counties and Unions.	Total Amount expended on Relief to the Poor during the Years ended Lady Day		Population.	
	1868.	1893.	1871.	1891.
III.—SOUTH MIDLAND COUNTIES—*cont.*	£	£		
11. Huntingdonshire: Nil	—	—	—	—
12. Bedfordshire: Woburn	7,211	4,162	11,529	9,295
13. Cambridgeshire: Caxton and Arrington	5,591	4,527	11,661	9,408
Linton	9,213	5,568	13,768	12,724
IV.—EASTERN COUNTIES.				
14. Essex: Billericay	7,192	7,359	17,862	20,555
Dunmow	15,034	7,461	19,699	16,674
Lexden and Winstree*	11,107	7,920	24,110	21,590
Ongar	6,688	4,585	11,523	10,557
15. Suffolk: Bosmere and Claydon	7,412	5,073	15,770	15,045
Hoxne	8,121	4,295	14,404	11,461
Mildenhall	5,089	2,765	9,223	8,559
Samford	5,200	3,662	12,382	12,018
Thingoe	9,361	5,609	17,614	15,743
16. Norfolk: Aylsham	9,247	6,607	18,115	17,452
Blofield	6,010	3,630	11,325	12,025
Forehoe	7,371	4,342	12,308	11,988
Freebridge Lynn	7,336	3,958	13,439	12,251
Guiltcross	6,624	4,512	11,257	10,228
Henstead	5,986	4,349	10,726	10,834
Loddon and Clavering	6,583	4,596	13,670	13,204
St. Faith's	5,289	4,148	10,901	12,183
Wayland	6,123	4,522	11,094	10,505
V.—SOUTH WESTERN COUNTIES.				
17. Wiltshire: Amesbury	4,425	2,563	7,953	6,878
Cricklade and Wootton Bassett.	6,772	4,846	12,128	11,835
Mere	4,236	2,637	8,105	6,756
Pewsey	5,546	4,503	11,917	11,713
Tisbury	5,465	3,598	9,898	8,597
Westbury and Whorwellsdown.	6,558	4,595	11,526	10,166
18. Dorsetshire: Beaminster	7,075	4,408	13,111	10,366
Cerne	3,900	2,569	7,597	6,122
Sturminster	5,362	3,444	10,861	9,583
19. Devonshire: Holsworthy	2,894	2,045	9,427	8,942
Tavistock	11,219	6,354	31,240	27,110
20. Cornwall: Camelford	3,373	2,350	8,417	6,906
Scilly Isle	170	241	2,090	1,911
Stratton	3,026	2,310	7,844	7122
21. Somersetshire: Dulverton	3,732	2,028	5,794	4,988
Langport	6,705	5,641	17,650	14,478
Wincanton	12,286	8,185	21,059	19,169

* Lexden and Winstree. Extended from 26th March 1880 by addition of certain parishes from another Union.

Counties and Unions.	Total Amount expended on Relief to the Poor during the Years ended Lady Day		Population.	
	1868.	1893.	1871.	1891.
VI.—WEST MIDLAND COUNTIES.	£	£		
22. Gloucestershire: Chipping Sodbury	6,738	4,352	18,656	16,795
Dursley	6,992	4,335	13,077	12,166
Newent	7,560	3,723	12,014	10,005
Northleach	4,853	3,016	10,584	8,885
Thornbury	6,017	4,974	17,320	16,765
Wheatenhurst	3,078	2,993	7,809	6,853
Winchcomb	3,835	2,651	10,330	9,282
23. Herefordshire: Dore	4,085	3,797	9,556	7,754
Weobley	3,087	2,341	9,031	7,406
24. Salop: Church Stretton	2,457	1,745	6,343	5,401
Cleobury Mortimer	3,296	1,643	8,317	8,163
Drayton	2,952	2,156	14,656	14,196
Shiffnal	3,931	2,467	12,787	12,222
Wem	3,835	2,180	10,879	10,119
25. Staffordshire: Uttoxeter	4,224	3,962	14,325	14,616
26. Worcestershire: Pershore	6,435	4,545	14,142	13,005
Tenbury	2,651	1,824	7,828	7,282
27. Warwickshire: Atherstone	3,717	3,621	11,875	15,441
Foleshill	6,155	4,918	17,250	19,968
Meriden	4,475	3,791	10,994	10,894
Shipston-on-Stour	8,502	5,987	19,677	16,799
Solihull	4,188	5,178	15,341	29,822
Southam	4,956	4,373	10,524	10,250
VII.—NORTH MIDLAND COUNTIES.				
28. Leicestershire: Billesdon	2,879	2,907	7,569	6,309
Lutterworth	6,522	4,068	14,257	12,391
Market Bosworth	6,878	4,514	13,746	15,640
29. Rutlandshire: Oakham	4,823	3,814	11,142	10,919
Uppingham	4,862	3,678	12,243	11,204
30. Lincolnshire: Bourne	8,808	7,533	19,981	18,696
31. Nottinghamshire: Bingham	4,116	3,419	14,665	13,991
Southwell	7,009	5,982	21,937	19,321
32. Derbyshire: Nil	—	—	—	—
VIII.—NORTH-WESTERN COUNTIES.				
33. Cheshire: Hawarden	3,062	3,027	14,815	15,802
34. Lancashire: Garstang	2,713	1,961	12,186	12,151
Lunesdale†	—	[1,712]	—	[7,347]
IX.—YORK.				
35. West Riding: Great Ouseburn‡	3,094	3,119	11,697	12,064
Hemsworth	2,665	3,241	8,114	14,631
Pateley Bridge	3,120	1,819	8,686	7,761

† Lunesdale. Formed 15th March 1869 from parts of other Unions.
‡ Great Ouseburn. Tadcaster, Wetherby. Extended from 21st June 1869 by addition of certain parishes from another Union.

Appendix A. XXXII.

Statement showing as regards the 142 Unions in England and Wales, &c.—*continued.*

Counties and Unions.	Total Amount expended on Relief to the Poor during the Years ended Lady Day		Population.	
	1868.	1893.	1871.	1891.
IX.—YORK—*cont.*	£	£		
35. West Riding—*cont.*				
Sedbergh	692	1,154	4,990	4,040
Settle	3,932	2,738	15,134	14,071
Tadcaster*	1,918	4,955	21,080	25,977
Wetherby*	2,464	3,118	14,874	14,984
36. East Riding:				
Howden	5,022	4,083	14,227	12,821
Patrington	2,697	2,361	9,115	8,430
37. North Riding:				
Aysgarth†	1,747	1,118	5,473	4,736
Easingwold	3,067	2,650	10,026	8,847
Helmsley	1,849	1,918	6,055	5,626
Kirkby Moorside	1,485	1,502	5,661	5,093
Reeth	1,820	1,023	5,370	3,217
Stokesley‡	3,041	3,341	10,750	11,119
Thirsk	3,505	3,706	12,167	12,188
X.—NORTHERN COUNTIES.				
38. Durham:				
Chester-le-Street	5,916	7,350	33,300	50,594
39. Northumberland:				
Belford	2,255	1,149	5,847	5,128
Bellingham	2,949	2,064	7,080	5,442
Glendale	4,379	2,587	12,188	10,156
Haltwhistle	1,223	1,462	6,987	7,746
Rothbury	2,045	1,244	7,081	6,083
40. Cumberland:				
Alston-with-Garrigill	1,407	1,229	5,680	3,384
Brampton	2,905	3,821	10,608	9,754
Longtown	2,965	1,911	8,268	7,181
41. Westmorland:				
West Ward	2,333	1,959	8,248	7,709
XI.—MONMOUTH AND WALES.				
42. Monmouthshire:				
Nil	—	—	—	—
43. South Wales:				
(*a.*) Glamorganshire:				
Pontardawe‖	—	[5,925]	—	[21,700]
(*b.*) Carmarthenshire:				
Nil	—	—	—	—
(*c.*) Pembrokeshire:				
Narberth	8,168	6,516	20,332	18,190
(*d.*) Cardiganshire:				
Newcastle-in-Emlyn	6,585	5,489	18,818	19,108
Tregaron	2,697	2,530	10,677	8,613
(*e.*) Brecknockshire:				
Nil	—	—	—	—
(*f.*) Radnorshire:				
Nil	—	—	—	—
44. North Wales:				
(*a.*) Montgomeryshire:				
Nil	—	—	—	—
(*b.*) Flintshire:				
Nil	—	—	—	—
(*c.*) Denbighshire:				
Llanrwst	5,360	3,489	13,050	13,011
(*d.*) Merionethshire:				
Nil	—	—	—	—
(*e.*) Carnarvonshire:				
Nil	—	—	—	—
(*f.*) Anglesey:				
Nil	—	—	—	—
Total	715,876§	530,070¶	1,673,481	1,642,721††

* See note ‡ on previous page.

† Aysgarth. Formed 2nd June 1869 from another Union and certain single parishes

‡ Stokesley. Extended by addition of certain parishes from another Union 25th June 1875.

‖ Pontardawe. Formed 26th March 1875 from parts of other Unions.

§ Excluding expenditure in respect of certain parishes added to the Hartley Wintney, Great Ouseburn, Wetherby, Tadcaster, and Stokesley Unions after Lady Day 1868, which cannot be given.

¶ Excluding 7,637*l.* in respect of the Lunesdale and Pontardawe Unions for which no corresponding expenditure can be given for the year ended Lady Day 1868, as these Unions were formed after that date from parts of other Unions.

†† Excluding 29,047, the population of the Lunesdale and Pontardawe Unions.

Appendix A. XXXII.

TABLE 4.

RATES in the £ of POOR RATES in UNION COUNTIES, excluding Precept Rates (*see Question* 42,386).

Union Counties.	1868	1889.	Fall as compared with 1868.	Average for 1890 and 1891.	Fall as compared with 1868.
	s. d.	*s. d.*	*s. d.*	*s. d.*	*s. d.*
Sussex	2 3·1	1 1·3	1 1·8	1 0·5	1 2·6
Berks	1 11·2	0 11·6	0 11·6	0 10·1	1 1·1
Buckingham	2 1·1	1 1·2	0 11·9	1 1·0	1 0·1
Essex	2 1·7	1 4·3	0 9·4	1 2·2	0 11·5
Wilts	2 0·1	1 2·9	0 9·2	1 0·6	0 11·5
North Wales	2 4·5	1 6·7	0 9·8	1 5·0	0 11·5
Southampton	2 1·5	1 3·4	0 10·1	1 2·2	0 11·3
Dorset	2 0·3	1 2·1	0 10·2	1 1·0	0 11·3
Bedford	2 0·0	1 1·6	0 10·4	1 1·0	0 11·0
Surrey	1 8·7	0 11·6	0 9·1	0 10·1	0 10·6
Northampton	1 8·1	1 1·3	0 6·8	0 10·2	0 9·9
Gloucester	1 9·1	1 1·9	0 7·2	0 11·8	0 9·3
Monmouth	2 0·3	1 3·6	0 8·7	1 3·0	0 9·3
South Wales	1 11·0	1 3·5	0 7·5	1 1·7	0 9·3
Suffolk	1 10·4	1 3·1	0 7·3	1 1·4	0 9·0
Huntingdon	1 4·9	0 10·1	0 6·8	0 8·5	0 8·4
Norfolk	1 11·7	1 3·3	0 8·4	1 3·3	0 8·4
Cornwall	1 9·5	1 3·3	0 6·2	1 1·1	0 8·4
Oxford	1 8·6	1 1·7	0 6·9	1 0·3	0 8·3
Hertford	1 10·9	1 4·8	0 6·1	1 3·1	0 7·8
Cambridge	1 8·5	1 1·0	0 7·5	1 0·8	0 7·7
Somerset	1 6·8	1 0·2	0 6·6	0 11·4	0 7·4
Devon	1 8·7	1 2·5	0 6·2	1 1·4	0 7·3
Kent	1 7·2	1 1·4	0 5·8	1 0·0	0 7·2
Northumberland	1 3 5	0 9·4	0 6·1	0 8·4	0 7·1
Lancaster	1 4 0	0 9·6	0 6·4	0 9·0	0 7·0
Rutland	1 2·5	0 8·1	0 6·4	0 7·9	0 6·6
Chester	1 3·1	0 10·5	0 4·6	0 8·7	0 6·4
Middlesex	1 3·4	1 0·4	0 3·0	0 9·5	0 5·9
Salop	1 0·8	0 9·7	0 3·1	0 7·0	0 5·8
Hereford	1 3·9	0 11·7	0 4·2	0 10·2	0 5·7
Nottingham	1 3·4	0 10·4	0 5·0	0 10·0	0 5·4
Cumberland	1 1·0	0 6·5	0 6·5	0 7·6	0 5·4
Yorkshire, West Riding	1 4·0	0 10·8	0 5·2	0 10·7	0 5·3
Westmoreland	0 10·1	0 6·4	0 3·7	0 4·9	0 5·2
Leicester	1 1·2	0 11·0	0 5·2	0 11·2	0 5·0
London	1 7·4	1 5·5	0 1·9	1 3·2	0 4·2
Warwick	1 4·0	1 1·5	0 2·5	1 0·0	0 4·0
Worcester	1 2·6	1 1·7	0 0·9	0 10·8	0 3·8
Derby	1 2·8	0 11·5	0 3·3	0 11·3	0 3·5
Durham	1 2·8	0 10·6	0 4·2	0 11·4	0 3·4
Lincoln	1 2·5	0 11·1	0 3·4	0 11·2	0 3·3
Yorkshire, North Riding	0 11·4	0 10·3	0 1·1	0 9·2	0 2·2
Stafford	1 3·3	1 4·3	*Rise* 0 1·0	1 1·6	0 1·7
Yorkshire, East Riding	0 11·2	1 0·0	*Rise* 0 0·8	0 11·3	*Rise* 0 0·1

Appendix A. XXXII.

TABLE 4 (*a*). (*See Question* 42,409.)

ASSESSMENTS and RATES in the £ of Rates Levied by COUNTY COUNCILS other than the LONDON COUNTY COUNCIL.

[In this Table the figures entered against the heading "Police" relate only to Rates levied exclusively for police purposes; where the County is divided into Police Districts the Rate in the £ of the General Police Rate is given, and the highest and lowest Rates in the £ of the Special Rates for the various districts. The letters prefixed to the amounts bracketed against the heading "Other Purposes" in Cols 2, 4, 6, 8, indicate the purpose for which the rate was levied. Thus: B., Bridges; C.D., Contagious Diseases (Animals) Acts; F.D., Sale of Food and Drugs Acts; L., Lunatic Asylums; M.R., Main Roads; and W.M., Weights and Measures.]

COUNTIES AND PURPOSES OF RATES.	Year 1889–90.		Year 1890–91.		Year 1891–92.		Year 1892–93.	
	Assessment.	Rate in the £ of Rates Levied.	Assessment.	Rate in the £ of Rates Levied.	Assessment.	Rate in the £ of Rates Levied.	Assessment.	Rate in the £ of Rates Levied.
	1.	2.	3.	4.	5.	6.	7.	8.
BEDFORD :	£	*d.*	£	*d.*	£	*d.*	£	*d.*
General County	804,782	1¼	807,879	4	804,782	3	827,112	6
Special County :								
Police	604,572	1⅜	604,572	2⅛	604,572	2¼	579,616	1⅝
Other Purposes	702,729	2¾	702,729	1½	702,729	2	707,755	2⅛
BERKS :								
General County	—	—	1,062,577	1⅓	1,062,577	⅜	—	—
Special County	1,062,877	3	953,522	3½	953,522	2¾	975,020	4
BUCKS :								
General County	1,046,962	3¼	1,046,962	1½	1,058,621	1	1,058,621	¾
Special County	1,020,970	1¼	1,020,970	2¼	1,013,268	2½	1,013,268	2
CAMBRIDGE :								
General County	782,896	1¼	805,977 750,871	2 1	752,198	1	752,198	5½
Special County	597,788	1½	—	—	526,997	2	528,324	3
CHESTER :								
General County	2,983,852	6½	2,983,852	3½	2,983,852	5	2,983,852	5
Special County :								
Police	2,748,518	⅝*d.* (plus from ⅜*d.* to ⅝*d.*).	2,748,518	⅞*d.* (plus from ⅞*d.* to 2⅛*d.*).	2,748,518	½*d.* (plus from ⅜*d.* to 2*d.*).	2,748,518	⅝*d.* (plus from 1½*d.* to 2⅛*d.*).
Other Purposes	—	—	187,047 615,812 833,811 241,860	— — B.— —	833,811 341,860	B.— B.—	833,811 341,860	B.— B.—
CORNWALL :								
General County	1,392,144	3½	1,392,144	2	1,392,144	1½	1,392,144	1
Special County :								
Police	1,312,944	—½	1,312,944	1⅛	1,312,944	1	1,312,944	1¾
Other Purposes			—	—	1,348,624	2	1,348,624	—¾
CUMBERLAND :								
General County	1,614,151	2¾	—	—	1,619,874	—¾	1,667,845	—¼
Special County	1,460,047	1⅞	1,460,047	3	1,460,047	2¼	1,506,805	1
	1,416,744	B. 1	1,419,413	B. —⅜			1,460,047	1¼
	1,406,468	C.D.—½	1,403,468	C.D.—¾	1,422,467	B. 1	1,424,378	B. —¼
							1,462,488	B. —¼
DERBY :								
General County	2,025,973	5	2,025,973	2	2,025,973	2½	2,025,973	3
Special County	1,926,359	1¾	1,926,359	2½	1,926,359	3	1,926,359	3
DEVON :								
General County	2,623,264	—½	—	—	—	—	—	—
Special County :								
Police	2,535,124	½*d.* (plus 1*d.* or 1½*d.*)	2,614,766	¾*d.* (plus 1*d.*, 1½*d.* or 2*d.*).	2,614,766	1¾ (plus 3½*d.*, 2*d.* or 1¼*d.*).	2,614,776	1¾*d.* (plus 3½*d.*, 1¾*d.* or 1¼*d.*).
Other Purposes	2,535,124	2½	—	—				
DORSET :								
General County	1,166,136	5	1,166,136	3	1,166,136	2½	1,166,136	3¼
Special County :								
Police	1,040,264	1½ C.D., &c.	1,040,264	1½ C.D., &c.	1,040,264	1⅛	1,090,264	1¾
Other Purposes	1,116,136	—½	1,116,136	—½	—	—	—	—
DURHAM :								
General County	3,002,652	2½	—	—	3,002,652	—½	3,002,652	1¾
Special County :								
Police	2,895,573	—½	2,895,573	2½	2,895,573	2	2,895,573	2

* This Table has been prepared from the information given in the Parliamentary Papers, No. 362, Session 1891; No. 269–I., Session 1892; No. 312–I., Session 1893; and No. 295, Session 1894; supplemented in some instances by information obtained from the Financial Statements for 1889–90, 1890–91, 1891–92, and 1892–93, furnished to the Local Government Board by the County Councils.

Counties and Purposes of Rates.	Year 1889–90. Assessment. 1.	Year 1889–90. Rate in the £ of Rates Levied. 2.	Year 1890–91. Assessment. 3.	Year 1890–91. Rate in the £ of Rates Levied. 4.	Year 1891–92. Assessment. 5.	Year 1891–92. Rate in the £ of Rates Levied. 6.	Year 1892–93. Assessment. 7.	Year 1892–93. Rate in the £ of Rates Levied. 8.
Ely, Isle of:	£	d.	£	d.	£	d.	£	d.
General County	424,357	7	424,357	7	424,357	6	424,357	9
Special County	—	—	—	—	—	—	—	—
Essex:								
General County	2,602,636	2½	2,602,636	3	2,646,000	5	2,695,844	6
Special County:								
Police	1,713,060	1d. (plus from 1d. to 2⅝d.).	1,713,060	1d. (plus from 1¼d. to 4d.).	1,667,192	2d. (plus from 1½d. to 3½d.).	1,680,852	2d. (plus from 2d. to 3½d.).
Other Purposes	2,495,140	4	2,458,584	2½	2,537,092 2,537,092	½ L. 1	2,581,488 2,581,488	1½ L. 1
Gloucester:								
General County	2,059,640	6½	2,026,768	4½	2,026,768	2½	2,026,768	4
Special County:								
Police	1,817,280	2	1,784,408	2¼	1,784,408	2½	1,784,408	2
Hereford:								
General County	883,267	3	833	2¼	886,082	2¼	886,082	1
Special County:								
Police	784,454 590	1 2	786,044	1	785,261	3	785,261	3
Other Purposes	785,044	3	785,044	2½				
Hertford:								
General County	1,222,320	3¾	1,222,320	2¾	1,307,244	2	1,307,244	1½
Special County:								
Police	974,552	3¼	974,552	3½	1,029,171	3½	1,029,171	3½
Huntingdon:								
General County	545,952	4	545,952	4	*396,423	5½	396,423	4
Special County	—	—	—	—	—	—	—	—
Kent:								
General County	4,216,878	3	4,216,878	2½	4,304,063	3¼	4,304,063	5
Special County:								
Police	2,610,848	1¾	2,610,848	2½	2,602,435	1⅝	2,601,857	2¼
Other Purposes	5,080,091 3,984,680 3,409,610 3,284,942	L. 1/4 L. 3/4 3/4 M.R. 1¼	3,984,680 3,409,610	L. 1 ½	4,210,651 3,583,016	L. 1¼ ½	4,210,073 3,582,438	L. 1 ¾
Lancaster:								
General County	8,468,569	3 45/64	8,110,313	2 23/64	8,110,313	1 3/16 d. (plus from ⅓d. to 4d.).	9,144,948	7/8 d. (plus from 5/24 d. to 3⅝d.).
Special County:								
Police	7,075,332	2 11/12	6,717,076	2 11/12	6,498,187	2 3/4	6,970,502	3
Other Purposes†	8,320,553 7,686,879 3,535,299 2,588,353 1,239,062 5,453,305	B. 1/16 (b) 1/24 (c) 3/64 (d) 1/32 (e) 25/416 (f) 1/64	7,962,297 3,535,299 3,177,043 2,588,221 1,239,062	B. 7/48 (c) 1/24 1/32 (d) 5/416 (e) 1/16	7,962,297 7,747,363 3,237,527 2,588,221 889,337	B. 1/12 (b) 1/48 (c) 1/32 (d) 1/32 (e) 1/8	8,954,664 8,350,732 3,572,874 3,018,468 1,041,988 6,191,882	B. 1/16 (b) 1/8 (c) 7/96 (d) 5/48 (e) 3/8 (f) 1/32
Leicester:								
General County	1,405,923	5	1,405,923	1½	‡1,405,923	‡3	1,292,816	2¾
Special County:								
Police	1,405,923	¼d. to 1d.	1,405,923	¼d. to 1d.	1,206,114	¾d. to 1¼d.	1,292,816	⅓d. to 2d.
Other Purposes	1,346,042	3/4	—	—	—	—	—	—
Lincoln:								
Parts of Holland:								
General County	732,779	2¾	732,779	1½	732,779	1¼	732,779	2¼
Special County:								
Police Other purposes	671,012	1¼	671,012	3/4	671,012 —	1 —	671,012 —	1 —
Parts of Kesteven:								
General County	730,858	4¼	730,858	5¾	785,025	8	785,025	8
Special County:								
Police	—	—	663,948	1¼	720,994	1⅛	720,994	1⅛
Other purposes	663,948	2	663,948	1	720,994	3/4	726,994	1
Parts of Lindsey:								
General County	1,750,593	1¾	1,750,593	1½	§1,615,200	§1	1,493,441	3½
Special County:								
Police	1,577,296	1¼	1,577,296	1½	§1,578,533	§1¾	1,452,929	1¼
Other purposes	1,577,296	1/4	—	—				

* Huntingdon.—Col. 5.—Decrease due to general depreciation of the value of property in the county.

† Lancaster.—(*b.*) For Manchester Assize Courts; (*c.*) For Chairman, Salford Sessions; (*d.*) For Chairman, Preston Sessions; (*e.*) For Stipendiaries; and (*f.*) For Gaols.

‡ Leicester.—Cols. 5 and 6.—An area, with a rateable value of about 104,000*l.*, was transferred from the County to the County Borough of Leicester on 1st November 1891.

§ Lincoln, Parts of Lindsey.—Cols. 5 and 6.—The General County Rate of 1*d.* includes a rate of ½*d.*, levied on a valuation of 1,493,441*l.*, and the Special County Rate of 1¾*d.* includes a rate of ½*d.* levied on a valuation of 1,452,929*l.* Grimsby constituted a County Borough from 1st April 1891.

Appendix A. XXXII.

Counties and Purposes of Rates.	Year 1889–90. Assessment.	Year 1889–90. Rate in the £ of Rates Levied.	Year 1890–91. Assessment.	Year 1890–91. Rate in the £ of Rates Levied.	Year 1891–92. Assessment.	Year 1891–92. Rate in the £ of Rates Levied.	Year 1892–93. Assessment.	Year 1892–93. Rate in the £ of Rates Levied.
	1.	2.	3.	4.	5.	6.	7.	8.
Middlesex:	£	d.	£	d.	£	d.	£	d.
General County	2,909,028	5	2,909,028	3½	3,180,633	4	3,180,633	4½
Special County	—	—	—	—	—	—	—	—
Monmouth:								
General County	1,047,450	4½	1,099,299	3½	*1,099,299	2	856,315	2
Special County:								
Police	858,234	2	856,905	—	856,905	1½	856,315	3
Other purposes:	—	—	—	—	856,315	–½	—	—
Norfolk:								
General County	2,124,678	3 9/16	—	—	2,121,861	4	2,121,861	2½
Special County	2,055,683	2 11/16	2,055,683	5	2,052,866	2¾	2,052,866	3
Northampton:								
General County	1,353,629	3½	1,353,629	3½	1,331,061	4	1,331,061	6
Special County	—	—	—	—	—	—	—	—
Northumberland:								
General County	1,785,492	1½	—	—	—	—	—	—
Special County	1,545,130	1⅝	1,563,152	2¼	1,806,570	1⅜	1,806,570	–¼
	1,723,303	2	1,743,521	–¾	1,624,262	1¾	1,624,262	2½
Nottingham:								
General County	1,271,148	1	—	—	1,271,148	2¼	1,346,427	2¼
Special County	1,211,332	4	1,211,322	3¼	1,211,332	2¼	1,284,988	3
Oxford:								
General County	870,198	6	799,574	1¾	802,450	3	802,450	4
Special County	815,182	2	744,558	2	746,558	4	746,558	2½
Peterborough, Soke of:								
General County	166,972	1	190,675	2	—	—	—	—
Special County:								
Police	101,985	1¾	102,832	1	101,985	1	101,985	1½
Other purposes	—	—						
Rutland:								
General County	191,608	5½	191,608	5	191,608	5½	191,608	6
Special County	—	—	—	—	—	—	—	—
Salop:								
General County	1,439,716	2	1,635,774	–½	1,635,774	2½	1,635,774	1¾
Special County:								
Police	1,510,247	1	1,510,247	–½	1,510,247	1	1,510,247	1½
Other Purposes	1,374,229	–½	1,446,041	2	—	—	1,446,041	2
Scilly Islands.								
†General County	—	—	—	—	3,352	9*d.* to 1*s.*–½*d.*	3,614	1*s.* to 1*s.* 1*d.*
Somerset:								
General County	2,477,017	3¾	2,515,956	2¼	2,515,956	2	2,515,956	2
Special County:								
Police	2,405,186	1½	2,405,186	1½	2,405,186	1½	2,405,186	1¾
Southampton:								
General County	2,277,469	1⅝	—	—	—	—	1,874,038	–½
Special County:								
Police	2,119,066	1¼	‡1,785,146	1¼	1,785,146	2¼	1,785,146	3½
Other Purposes	1,759,557	M.R.–15/16	—	—	‡88,892	‡–¼		
	2,188,575	–¾						
Stafford:								
General County	3,501,154	4	3,501,154	1¼	3,560,269	1	3,527,733	2 1/16
Special County:								
Police§	3,381,006	–½	1,569,449	(*a*) 1 1/16	1,552,672	(*a*) 1 5/16	3,402,315	2
			1,150,495	(*b*) 1⅝	1,167,075	(*b*) 2 1/16	4,654	1 1/16
			661,062	(*c*) 2⅛	715,104	(*c*) 1¾		
			5,200	(*d*) 3 3/16	4,654	(*d*) 1		
Suffolk:								
East Suffolk:								
General County	956,414	–¾	956,415	1¼	974,894	3½	974,894	3½
Special County:								
Police	880,747	1½	880,747	1½	889,577	1½	889,577	1½
	‖75,667	‖3	‖75,667	‖3	‖85,317	‖3	‖85,317	‖3
West Suffolk:								
General County	632,167	1⅝	—	—	—	—	—	—
Special County	576,112	–½	577,046	4½	577,045	4½	582,558	3

* Monmouth.—Col. 5.—Including 242,984*l.* in respect of Newport, which was constituted a County Borough on 7th November 1891.

† Scilly Islands.—A separate Council for the Isles of Scilly was constituted on the 1st April 1891.

‡ Southampton.—Col. 3.—Isle of Wight formed into a separate Administrative County on 1st April 1890. Cols. 5 and 6.—Rate levied in error.

§ Stafford.—Cols. 4 and 6.—(*a*) (*b*) (*c*) (*d*).—The rate in the £ of the Police rates levied in the Rural, Mining, and Pottery Districts, and in the Parish of Arlev. respectively.

‖ Suffolk, Eastern Division.—These figures relate to the Lowestoft Police District.

Counties and Purposes of Rates.	Year 1889–90. Assessment. 1.	Year 1889–90. Rate in the £ of Rates Levied. 2.	Year 1890–91. Assessment. 3.	Year 1890–91. Rate in the £ of Rates Levied. 4.	Year 1891–92. Assessment. 5.	Year 1891–92. Rate in the £ of Rates Levied. 6.	Year 1892–93. Assessment. 7.	Year 1892–93. Rate in the £ of Rates Levied. 8.
Surrey:	£	d.	£	d.	£	d.	£	d.
General County	2,654,184	3	2,693,596	3	2,758,084	1½	2,836,216	1⅛
Special County:								
Police	1,136,752	–⅛	1,150,868	2	1,168,624	2	1,196,644	2½
Other Purposes	2,587,972 2,344,344	M.R.1⅛ –⅜	—	—	—	—	—	—
Sussex:								
East Sussex:								
General County	1,498,410	3½	1,575,434	2¾	1,575,434	2¾	1,575,434	2⅝
Special County:								
Police	980.060	2⅛	1,029,676	2½	1,029,676	2	1,029,676	2¾
West Sussex:								
General County	771,933	2⅛	823,529	1⅛	823,529	1¾	—	—
Special County:								
Police	—	—	—	—	729,235	2½	729,235	2½
Other Purposes	201,340 531,122	B.–⅛ B.–¼	201,322	B.–¼	—	—	201,322 231,211	B.–¼ B.–⅛
Warwick:								
General County	1,770,633	2	1,770,633	1	1,753,979	4⅝	1,692,923	3½
Special County:								
Police	1,598,313	1¾*d.* to 4¾*d.*	1,598,313	1*d.* to 3*d.*	1,648,014	1⅜*d.* to 3½*d.*	1,486,958	1⅞*d.* to 5¼*d.*
Other Purposes	1,770,633	–⅜	1,770,633	–7/16	—	—	—	—
Westmorland:								
General County	519,920	4	519,920	3½	519,920	3	557,919	2½
Special County:								
Police	469,115	1	469,115	1	469,115	1	497,360	–⅛
Wight, Isle of:								
General County	—	—	*403,428	–⅛	403,429	1¾	414,421	2⅝
Special County:								
Police	—	—	333,920	2¼	333,920	2¼	345,124	3⅛
Other Purposes	—	—			—	—	—	—
Wilts:								
General County	1,632,787	6¼	1,444,119	4½	—	—	1,456,910	4½
Special County:								
Police	1,575,731	2½	1,385,571	4½	1,390,609	4½	1,396,670	4½
Other Purposes								
Worcester:								
General County	1,534,872	2¾	1,542,532	2½	1,542,532	1 15/16	1,466,016	1 1/16
Special County:								
Police†	1,376,519	(*c*) –⅛	1,374,463	(*c*) 3/16	,374,463	(*c*) 3/16	1,297,947	(*c*) –¼
	792,198	(*a*) 1¼	782,806	(*a*) 1⅝	782,806	(*a*) 1⅝	782,806	(*a*) 1⅞
	584,321	(*b*) 2½	591,657	(*b*) 2⅝	591,657	(*b*) 3 3/16	515,141	(*b*) 2⅞
	—	(*d*) 1⅛*d.* to 2¼*d.*	—	(*d*) ½*d.* to 2¼*d.*	—	(*d*) 1⅝*d.* to 2½*d.*	—	1*d.* to 3½*d.* (*d*)
York:								
East Riding:								
General County	1,281,277	–⅜	1,281,277	1	1,281,277	1	1,281,277	1
Special County:								
Police	1,240,506	1⅛	1,240,506	1	1,240,506	1⅛	1,240,506	1
Other Purposes	1,240,506	–⅛	—	—	1,240,506	–¼	—	—
North Riding:								
General County	2,102,807	–⅛	2,040.791	1⅜	2,040,791	–⅞	2,040,791	–¾
Special County:								
Police	1,925,738	¾*d.* (plus from ½*d.* to ⅝*d.*)	1,858,222	¾*d.* (plus from ½*d.* to 2¼*d.*)	1,858,222	¾*d.* (plus from ½*d.* to 1½*d.*)	1,858,222	⅞*d.* (plus from ½*d.* to 1¾*d.*)
Other Purposes	1,925,738	2¼	1,858,222	1	1,858,222	1⅛	1,858,222	–¼
West Riding:								
General County	6,443,252	2⅝	6,443,252	3 7/10	6,685,462	3⅝	6,749,557	3⅝
Special County:								
Police	5,553,916	1/32*d.* (plus from ⅝*d.* to 2*d.*)	5,747,239	3/25*d.* (plus from 17/25*d.* to 2*d.*)	5,712,795	1 9/10*d.* to 3 9/10*d.*	5,757,603	1⅜*d.* to 3½*d.*
Other purposes	5,553,916 634,808	C.D.–3/64*d.* B. ⅛*d.*	5,747,239 5,553,916	C.D.–7/25 F.D.–1/50	5,712,795 1,162,773	C.D.–1/10*d.* B.1/10*d.* to ½*d.*	5,757,603 5,757,603 5,968,921 639,607	C.D.–1/20 F.D.–1/20 W.M.–1/10 B.–1/10
WALES.								
Anglesey:								
General County	203,616	5 9/16	203,616	1½	203,616	2	203,616	2
Special County	—	—	—	—	—	—	—	—

* Isle of Wight.—Col. 3.—See Note (‡) on preceding page.

† Worcester.—(*a*), (*b*), (*c*), (*d*).—The rate in the £ of the Police Rates levied in the Rural, Stourbridge, and General Police Districts, and in the parishes policed by other counties, respectively.

Appendix A. XXXII.

Counties and Purposes of Rates.	Year 1889–90.		Year 1890–91.		Year 1891–92.		Year 1892–93.	
	Assessment.	Rate in the £ of Rates Levied.	Assessment.	Rate in the £ of Rates Levied.	Assessment.	Rate in the £ of Rates Levied.	Assessment.	Rate in the £ of Rates Levied.
	1.	2.	3.	4.	5.	6.	7.	8.
	£	d.	£	d.	£	d.	£	d.
Brecon:								
General County	274,493	6½	274,493	6½	262,550	3½	262,550	5½
Special County	—	—	—	—	—	—	—	—
Cardigan:								
General County	233,274	7	279,716	6	279,716	5½	279,716	5
Special County	—	—	—	—	—	—	—	—
Carmarthen:								
General County	543,577	2	—	—	547,169	½	—	—
Special County	—	—	509,750	2¾	509,750	3½	509,750	3
Carnarvon:								
General County	501,161	4	514,197	2½	514,197	3	514,197	3
Special County	—	—	—	—	—	—	—	—
Denbigh:								
General County	585,771	5	585,771	3	585,771	3	585,771	5
Special County	—	—	—	—	—	—	—	—
Flint:								
General County	421,770	5	421,770	5½	421,770	5	421,770	6½
Special County	—	—	—	—	—	—	—	—
Glamorgan:								
General County	—	—	2,163,133	1 13/20	2,163,133	2½	2,299,055	2½
Special County:								
Police	1,790,241	2½	2,130,097	1	2,130,097	2½	2,260,162	2½
Other Purposes			1,790,207	1⅛	—	—		
Merioneth:								
General County	246,971	6	246,971	6½	246,971	7	246,971	6
Special County	—	—	—	—	—	—	—	—
Montgomery:								
General County	385,335	6½	385,335	6½	385,335	8	385,335	7
Special County	—	—	—	—	—	—	—	—
Pembroke:								
General County	418,767	2½	426,948	2	426,948	3	426,948	3
Special County	—	—	—	—	—	—	—	—
Radnor:								
General County	167,557	6	167,557	5½	172,111	4½	172,111	4½
Special County	—	—	—	—	—	—	—	—
Total England and Wales: Valuation for General County Purposes of the Counties in which a rate for those purposes was levied during the year.	*89,683,091	—	77,305,274	—	84,791,015	—	86,598,191	—

* Excluding 2,718,913*l.*, valuation for General County Purposes of the County of Glamorgan, in which no rate for such purposes was levied during the year, but arrears of rates made in 1889–90 were collected.

Appendix A. XXXII.

TABLE 5.

HIGHWAY RATES IN RURAL DISTRICTS. (*See Questions 42,412 to 42,425.*)

Year.	Rates. 1.	Estimated Value of Team Labour and other Work performed in lieu of Rates not included in Column 1. 2.	Amount deducted in respect of Boroughs, &c. 3.	Rateable Value. 4.	Rate in £. 5.
	£	£	£	£	s. d.
1817	1,415,000	These figures are taken from page 11 of Mr. Goschen's Report.	—	—	—
1827	1,121,000				
1841	1,169,000				
1847	1,638,000				
1862	1,416,000				
1868	*1,336,292	19,700	91,648	—	—
1869	1,304,348	17,743	87,421	—	—
1870	1,256,301	16,838	73,661	—	—
1871	1,271,181	16,691	91,468	—	—
1872	1,303,229	17,647	89,416	—	—
1873	1,441,439	16,565	88,980	—	—
1874	1,493,554	15,496	5,708	‡52,389,485	— 6·9
1875	1,519,251	15,404	5,340	§—	—
1876	1,596,713	14,491	5,680	§—	—
1877	†—	—	—	§—	—
1878	1,775,747	14,585	6,391	§—	—
1879	1,760,786	11,621	6,421	‡55,803,089	— 7·6
1880	1,821,041	—	—	‡56,428,669	— 7·7
1881	1,674,848	—	—	‡55,535,887	— 7·2
1882	1,704,784	—	—	‡56,642,957	— 7·2
1883	1,640,467	—	—	55,373,416	— 7·1
1884	1,602,554	—	—	55,350,090	— 6·9
1885	1,596,253	—	—	55,180,029	— 6·9
1886	1,549,454	—	—	54,871,876	— 6·8
1887	1,549,232	—	—	54,226,746	— 6·8
1888	1,533,633	—	—	53,433,662	— 6·9
1889	1,564,221	—	—	52,691,322	— 7·1
1890	1,410,136	—	—	52,880,361	— 6·4
1891	1,322,091	—	—	53,278,287	— 6·0
1892	1,353,331	—	—	53,274,669	— 6·1
1893	1,491,434	—	—	53,110,804	— 6·7

* The figures for this year in Mr. Goschen's Report are given at page 7 as 1,378,000*l.*, and at page 71 as 1,538,000*l.* From an examination of the Highway Returns for that year it would appear that the figures should have been 1,336,292*l.*

† The Returns published for 1877 do not contain a complete record of the rates raised by all Rural Highway Authorities.

‡ These figures have been arrived at by deducting the rateable value of boroughs for the borough rate valuations, and the assessable value of other urban sanitary districts for the general district rate assessment, from the Extra Metropolitan Poor Rate Valuation. See note ‡ on page 9 of the Appendix to Mr. Fowler's report.

§ The figures for 1875, 1876, 1877, and 1878 cannot be obtained.

Appendix A. XXXII.

TABLE 6.

PARLIAMENTARY GRANTS IN AID OF LOCAL RATES (ENGLAND AND WALES). (*See Question* 42,450).

Grant in Aid of	1867–68.*	1887–88.*	1893–94.
	£	£	£
Teachers in Poor Law Schools	34,500	36,825	—
Poor Law Medical Officers	104,500	149,506	—
Police, Counties and Boroughs	225,000	864,083	—
Metropolitan Police	164,848	575,141	§4,300
Criminal Prosecutions	150,000	133,732	—
County and Borough Prisons, and Removal of Convicts	†109,000	-	—
Metropolitan Fire Brigade	10,000	10,000	§10,000
Berwick Bridge	90	90	§90
Industrial Schools (Local Authorities)	3,574	32,212	††38,219
Elementary Education (School Boards): Annual Grants for Day and Evening Scholars	-	1,255,938	‡1,760,188
Fee Grants	-	-	‡886,713
School Boards in Poor Districts	-	7,167	‡13,938
Medical Officers of Health and Inspectors of Nuisances	-	73,910	—
Pauper Lunatics	-	485,169	—
Registration of Births and Deaths	-	9,500	—
Disturnpiked and Main Roads	-	498,797	—
Grants under Local Government Act, 1888: Probate Duty and Local Taxation Licences	-	-	‖5,053,809
Grants under Local Taxation (Customs and Excise) Act, 1890: Local Taxation (Customs and Excise) Duties	-	Police Superannuation.	‖300,000
		Residue of Duties	‖786,769
Total £	801,512	4,132,070	8,854,026

LOCAL CHARGES TRANSFERRED TO, AND OTHER CHARGES OF A LOCAL NATURE BORNE BY, ANNUAL VOTES OF PARLIAMENT (ENGLAND AND WALES).

Charge in respect of	1867–68.*	1887–88.*	1893–94.
	£	£	£
District Auditors	17,900	15,246	10,321
Clerks of Assize	18,500	19,602	§18,163
Compensation to Clerks of the Peace, &c.	¶6,400	¶1,806	§¶200
Central Criminal Court	-	5,181	—
Middlesex Sessions	-	819	§1,500
Public Vaccinators	6,000	16,468	—
Elementary Education (Voluntary Schools) · Annual Grants for Day and Evening Scholars	443,345	1,927,285	‡2,259,055
Fee Grant	-	-	‡1,212,307
Reformatory Schools	**99,426	66,920	§60,000
Industrial Schools (other than those of Local Authorities)		103,667	‡‡113,281
Rates on Government Property	**27,000	182,459	§198,800
County and Borough Prisons, and Removal of Convicts	-	398,683	††403,437
Pleuro-pneumonia	-	-	§**15,000
Total £	618,571	2,738,136	4,292,064
Total Parliamentary Subventions £	1,420,083	6,870,206	13,146,090

* The figures for 1867–68 and 1887–88 are taken from page xliv of Mr. Fowler's report.
† This amount includes Estimated Expenditure in respect of Scotland.
‡ These figures have been furnished by the Education Department.
§ These figures are taken from the Estimates for 1893–94. The Appropriation Accounts for that year have not yet been published.
‖ These figures are taken from the House of Commons Return "Local Taxation Account," 1893–94, No. 280, Session 1894.
¶ These amounts include payments to Irish officers.
** These amounts include payments in respect of Scotland.
†† These figures have been furnished by the Home Office.
‡‡ Amount in estimates, less amount entered above under "Industrial Schools (Local Authorities).

TABLE 7.

The following Table gives the AMOUNTS paid out of the LOCAL TAXATION ACCOUNT, and their RATE in the £ on the POOR RATE VALUATION, in the Year 1893–94 to or on behalf of LONDON, the COUNTY BOROUGHS, and the other ADMINISTRATIVE COUNTIES respectively. (*See Question* 42,472).

1893–94.

	Amount.	Rate in the £ on the Poor Rate Valuation.
	£	*d.*
London	1,132,753	8·0
County Boroughs	1,359,375	9·8
Administrative Counties	3,648,449	9·5
Total—England and Wales	6,140,577	9·2

TABLE 8.

PAYMENTS out of the LOCAL TAXATION (ENGLAND) ACCOUNT to or on behalf of (1) LONDON, (2) COUNTY BOROUGHS, and (3) ADMINISTRATIVE COUNTIES other than LONDON, in respect of the under-mentioned Years; Payments which would have been made if the Population according to the Census of 1891 had been the Basis of Apportionment; and differences between actual Payments and Payments which would have been made if the Population according to the Census of 1891 had been the Basis of Apportionment. (*See Question* 42,474).

		Amounts actually paid in respect of the Year out of the Local Taxation (England) Account to or on behalf of the Councils.	Amounts which would have been paid if the Total Payments had been apportioned on Basis of Population according to Census of 1891.	Differences.
		£	£	£
1890–91	London	1,126,832	876,792	−250,040
	County Boroughs	1,296,906	1,550,066	+253,160
	Administrative Counties	3,584,877	3,581,757	− 3,120
	Total	6,008,615	6,008,615	—
1891–92	London	1,215,520	938,147	−277,373
	County Boroughs*	1,384,111	1,682,174	+298,063
	Administrative Counties	3,829,448	3,808,758	− 20,690
	Total	6,429,079	6,429,079	—
1892–93	London	1,138,325	891,417	−246,908
	County Boroughs	1,341,617	1,598,385	+256,768
	Administrative Counties	3,628,904	3,619,044	− 9,860
	Total	6,108,846	6,108,846	—
1893–94	London	1,132,753	896,048	−236,705
	County Boroughs	1,359,375	1,606,688	+247,313
	Administrative Counties	3,648,450	3,637,842	− 10,608
	Total	6,140,578	6,140,578	—

* Great Grimsby and Newport made County Boroughs.

Appendix A. XXXII.

Table 9.

Statement of the Amount of the Annual Value of Lands, Houses, Railways, and other Property, and the Proportion per Cent. of each to the entire Assessment under Schedule A. in various Years between 1798 and 1868 (calculated from Table II. of Part II. of the Appendix to Mr. Goschen's Report, as to all the Years with the exception of 1798, for which an Estimate by Mr. Pitt in imposing the Income Tax is taken. Vide Porter's "Progress of the Nation," p. 607, edition 1851). (*See Questions* 42,423; 42,479.)

Years.	Lands (including Tithes).		Houses.		Railways.		Other Property.		Total.	
	Amount.	Per Cent.	Amount.	Per Cent.	Amount.	Per Cent.	Amount.	Per Cent.	Amount.	Per Cent.
	£		£		£		£		£	
1798*	30,000,000	75·00	6,250,000	15·62	—	—	3,750,000	9·38	40,000,000	100
1814	37,063,000	69·28	14,895,000	27·84	—	—	1,537,000	2·88	53,495,000	100
1843	42,127,000	49·10	35,556,000	41·44	2,417,000	2·82	5,701,000	6·64	85,802,000	100
1850	42,834,000	45·46	39,055,000	41·45	5,320,000	5·65	7,007,000	7·44	94,217,000	100
1860	42,994,000	38·36	48,779,000	43·52	10,732,000	9·58	9,575,000	8·54	112,082,000	100
1868	47,766,000	33·20	68,012,000	47·27	15,980,000	11·11	12,112,000	8·42	143,872,000	100

* The figures for this year, as above stated, are from the estimate of Mr. Pitt in proposing the tax; but the estimate is probably excessive as to some of the items. His general total is 127,600,000*l.*, including 40,000,000*l.* from trades and professions; but the actual return in 1803 was 115,351,952*l.* (Marshall's "Digest" p. 29, Part II.), of which Schedule D. amounted to 34,854,206*l.* In 1803 the annual value of the property assessed under Schedule A. was 34,864,000*l.*, which seems to show conclusively either that Mr. Pitt over-estimated the value of real property in 1798, or that at first the machinery of assessment was defective; but as no detailed Return for 1803 has been observed, the distribution of Mr. Pitt in 1798 is taken for comparison.

Table 10.

Gross Assessments to Income Tax of Lands, Messuages, &c., Railways, and other Properties, and Per-centage of each to Total (England and Wales). (*See Question* 42,479.)

Year.	Schedule A.		Schedule D.		Total.	Per-centage of Total of			
	Lands.*	Messuages, Tenements, &c.	Railways.	Other Properties.†		Lands.	Messuages, &c.	Railways.	Other Properties.
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
	£	£	£	£	£				
1868–69	48,367,279	69,540,857	16,898,467	9,392,452	144,198,255	33·54	48·23	11·72	6·51
1869–70	48,480,538	70,949,269	17,643,696	9,765,346	146,838,849	33·02	48·32	12·01	6·65
1870–71	49,391,648	75,307,086	18,636,726	11,179,232	154,514,692	31·97	48·74	12·06	7·23
1871–72	49,420,949	76,475,194	19,791,095	12,150,799	157,838,037	31·31	48·45	12·53	7·71
1872–73	49,439,940	77,831,983	21,717,263	14,240,629	163,229,815	30·29	47·68	13·31	8·72
1873–74	50,357,263	80,727,553	22,206,671	18,370,805	171,662 292	29·34	47·03	12·93	10·70
1874–75	50,687,846	82,032,838	22,535,578	24,434,888	179,691 150	28·21	45·65	12·54	13·60
1875–76	50,846,158	83,851,638	22,358,033	24,658,791	181,714,620	27·98	46·15	12·30	13·57
1876–77	52,437,353	90,451,186	23,320,220	24,048,562	190,257,321	27·56	47·54	12·26	12·64
1877–78	52,377,947	93,103,587	23,704,419	23,353,256	192,539,209	27·20	48·36	12·31	12·13
1878–79	52,336,551	95,585,136	24,298,869	20,832,344	193,052,900	27·11	49·51	12·59	10·79
1879–80	52,474,321	100,079,417	24,852,712	18,526,328	195,932,778	26·78	51·08	12·68	9·46
1880–81	52,294,306	102,417,104	25,032,444	18,374,413	198,118,267	26·40	51·69	12·64	9·27
1881–82	51,883,926	105,621,541	27,265,141	19,482,907	204,253,515	25·40	51·71	13·35	9·54
1882–83	49,076,308	109,374,253	27,352,316	19,603,117	205,405,994	23·89	53·25	13·32	9·54
1883–84	48,662,696	111,564,936	28,061,657	20,220,963	208,510,252	23·34	53·50	13·46	9·70
1884–85	48,325,914	112,790,729	28,190,745	20,486,115	209,793,503	23·04	53·76	13·44	9·76
1885–86	46,771,359	115,435,830	27,913,892	19,747,596	209,868,677	22·29	55·00	13·30	9·41
1886–87	46,191,895	117,183,226	27,393,819	19,284,914	210,053,854	21·99	55·79	13·04	9·18
1887–88	45,306,751	118,523,832	27,620,168	18,692,638	210,143,389	21·56	56·40	13·14	8·90
1888–89	43,068,391	120,313,633	28,219,359	19,550,795	211,352,178	20·38	57·02	13·35	9·25
1889–90	42,633,693	121,907,494	29,044,108	20,390,734	213,976,029	19·93	56·97	13·57	9·53
1890–91	42,234,872	123,721,189	30,773,801	22,824,224	219,554,086	19·24	56·35	14·02	10·39

Note.—The figures in Columns 2, 3, 4 and 5 of this Table are taken from the Annual Reports of the Inland Revenue Commissioners.

* The properties in this Column include not only lands which are or could be used for agricultural purposes, but also ornamental grounds and parks, and open spaces vested in local authorities, gardens attached to houses when exceeding one acre in extent, farm houses and farm buildings, tithe rentcharges, tithes not arising from lands, Easter offerings, surplice fees, dues and money payments in right of the Church, manors and other royalties, fines in consideration of any demise of lands or tenements, and other profits, such as profits of cemeteries, easements, rights of way, &c. They exclude gardens of less than an acre attached to houses, and lands occupied as railways, canals, quarries, &c.

† The properties in this Column include quarries, mines, ironworks, gasworks, salt springs or works, alum works, waterworks, canals, &c., fishings and shootings, markets, tolls, &c.

Table 11.

Total Rateable Value according to the Poor Rate Valuation of Property in *England* and *Wales*, as given in the Annual Reports of the Inland Revenue Commissioners; Rateable Value of Property not Assessed to Income Tax in Schedule A. (being in respect of Railways, Gasworks, Waterworks, Canals, &c.), and Rateable Value of Property Assessed to Income Tax in that Schedule; together with Estimated Approximate Apportionments of the Rateable Value of Lands and Messuages, and Per-centages of the Rateable Values of Lands, Messuages, &c., and other Properties. (*See Question* 42,479.)

Year.	Total Rateable Value of Property rated to the Poor Rate in England and Wales.	Rateable Value of Property rated but not assessed to Income Tax in Schedule A.	Rateable Value of Property rated and assessed to Income Tax in Schedule A.	Approximate Apportionment* of Amount entered in Column 4.		Per-centage of Total Poor Rate Valuation of		
				Lands, &c.	Messuages, &c.	Lands, &c.	Messuages, &c.	Other Properties.
	2.	3.	4.	5.	6.	7.	8.	9.
	£	£	£	£	£			
1874-75†	116,165,387	12,231,635	103,933,752	41,083,871	62,849,881	35·37	54·10	10·53
1875-76	117 957,192	12,467,699	105,489,493	41,225,452	64,264,041	34·95	54·48	10·57
1876-77	127,281,453	16,086,789	111,194,664	42,271,189	68,923,475	33·21	54·15	12·64
1877-78	129,817,444	16,295,518	113,521,926	42,355,390	71,166,536	32·63	54·82	12·55
1878-79	131,832,705	16,748,632	115,084,073	42,211,429	72,872,644	32·02	55·28	12·70
1879-80	135,875,669	17,413,166	118,462,503	42,265,796	76,196,707	31·11	56·08	12·81
1880-81	138,215,000	17,477,685	120,737,315	42,345,257	78,392,058	30·64	56·72	12·64
1881-82	141,441,707	18,000,047	123,441,660	42,212,629	81,229,031	29·84	57·43	12·73
1882-83	143,863,519	19,310,429	124,553,090	40,092,410	84,460,680	27·87	58·71	13·42
1883-84	145,938,572	19,499,867	126,438,705	39,922,436	86,516,269	27·36	59·28	13·36
1884-85	147,596,313	19,485,003	128,111,310	39,957,516	88,153,794	27·07	59·73	13·20
1885-86	149,265,064	21,219,015	128,046,049	38,417,960	89,628,039	25·74	60·05	14·21
1886-87	152,068,382	21,945,159	130,123,223	38,294,081	91,829,142	25·19	60·38	14·43
1887-88	153,178,821	22,021,225	131,157,596	37,766,919	93,390,677	24·65	60·97	14·38
1888-89	151,483 066	21,881,676	129,601,390	35,555,874	94,045,516	23·47	62·08	14·45
1889-90	152,877 036	21,931,257	130,945,779	35,361,232	95,582,547	23·13	62·52	14·35
1890-91	154,911 993	22,265,490	132,646,503	35,194,134	97,452,369	22·72	62·91	14·37

* For the basis on which this apportionment has been made *see* paragraph 45 of Mr. Fowler's report.
† This is the first year for which the particulars are obtainable.

Appendix A. XXXII.

TABLE 12.

STATEMENT showing the GROSS ANNUAL VALUE of LANDS (including tithes) in each GEOGRAPHICAL COUNTY in ENGLAND and WALES in the years ended 5th April 1871, 1880, and 1894; and the INCREASE per cent. in 1879–80 as compared with 1870–71, and the DECREASE per cent. in 1893–94 as compared with 1879–80. (*See Question 42,518 et seq.*)

Counties.	Gross Annual Value.				
	1870–71.	1879–80.	Increase per Cent in 1879–80 as compared with 1870–71.	1893–94.	Decrease per Cent. in 1893–94 as compared with 1879–80.
ENGLAND.	£	£		£	
Bedford	498,378	519,255	4·2	386,147	25·6
Berks	697,485	726,214	4·1	489,277	32·6
Bucks	788,469	802,391	1·8	612,172	23·7
Cambridge	1,027,017	1,078,312	5·0	752,192	30·2
Chester	1,117,611	1,199,682	7·3	1,126,890	6·1
Cornwall	871,401	952,299	9·3	892,847	6·2
Cumberland	767,592	847,540	10·4	744,699	12·1
Derby	942,398	993,892	5·5	845,915	14·9
Devon	1,872,694	2,010,995	7·4	1,729,701	14·0
Dorset	790,520	858,844	8·6	650,417	24·3
Durham	645,306	707,140	9·6	570,467	19·3
Essex	1,701,882	1,749,991	2·8	1,066,183	39·1
Gloucester	1,314,358	1,356,390	3·2	989,349	27·1
Hereford	791,853	825,693	4·3	640,774	22·4
Herts	623,399	661,367	6·1	485,156	26·6
Hunts	373,183	387,791	3·9	258,546	33·3
Kent	1,826,027	2,007,127	9·9	1,428,732	28·
Lancaster	1,761,572	1,868,461	6·1	1,655,592	11·
Leicester	1,041,416	1,062,210	2·0	803,290	24·4
Lincoln	3,005,624	3,146,847	4·7	2,229,615	29·1
Middlesex	429,170	470,569	9·6	386,898	17·8
Monmouth	355,308	369,744	4·1	309,746	16·2
Norfolk	2,028,898	2,135,808	5·3	1,470,508	31·1
Northampton	1,146,956	1,182,886	3·1	831,511	29·7
Northumberland	1,054,153	1,129,863	7·2	885,408	21·6
Notts	894,681	889,245	0·6 (Decrease).	648,676	27·1
Oxford	775,886	785,407	1·2	543,287	30·8
Rutland	163,633	170,215	4·4	122,858	27·8
Salop	1,182,269	1,265,558	7·0	1,052,513	16·8
Somerset	1,970,630	2,064,782	4·8	1,683,976	18·4
Southampton	1,099,983	1,165,054	5·9	858,907	26·3
Stafford	1,242,039	1,289,056	3·8	1,058,308	17·9
Suffolk	1,436,353	1,494,935	4·1	925,356	38·1
Surrey	598,055	641,892	7·3	524,906	18·2
Sussex	1,053,099	1,169,741	11·1	923,741	21·0
Warwick	1,045,752	1,045,606	0·0 (Decrease).	744,257	28·8
Westmorland	322,556	364,605	13·0	314,821	13·7
Wilts	1,242,050	1,286,939	3·6	835,552	35·1
Worcester	906,088	923,443	1·9	681,462	26·2
York	4,661,484	4,925,551	5·7	3,835,416	22·1
WALES.					
Anglesey	166,478	194,233	16·7	184,743	4·9
Brecon	187,225	219,467	17·2	191,316	12·8
Cardigan	198,828	235,096	18·2	232,888	0·9
Carmarthen	371,135	419,820	13·1	427,229	1·8 (Increase).
Carnarvon	187,528	212,562	13·3	212,398	0·1
Denbigh	330,343	379,556	14·9	327,239	13·8
Flint	209,886	221,506	5·5	205,131	7·4
Glamorgan	294,350	340,395	15·6	321,903	5·4
Merioneth	126,724	148,157	16·9	135,929	8·3
Montgomery	310,828	343,631	10·6	317,377	7·6
Pembroke	329,684	366,806	11·3	350,147	4·5
Radnor	158,398	184,391	16·4	159,685	13·4
England and Wales.	48,938,030	51,798,950	5·8	40,062,053	22·7

Appendix A. XXXII.

TABLE 13.

STATEMENT showing the UNIONS in ENGLAND and WALES in which the RATEABLE VALUE of RAILWAYS at Lady Day 1894 amounted to 15 per cent. or upwards of the TOTAL RATEABLE VALUE of the UNION (*see Question* 42,540 *et seq.*).

Unions.	Rateable Value of Railways.	Total Rateable Value of the Union.	Per-centage of Railways to Total Rateable Value.	Acreage (excluding Water).
	£	£		
Sedgefield	69,114	132,243	52·3	45,157
Welwyn	11,805	23,405	50·4	6,564
Hawarden	35,978	92,763	38·8	32,746
Hatfield	24,646	65,118	37·8	23,367
Northallerton	41,554	121,590	34·2	66,897
Biggleswade	52,062	154,332	33·7	57,998
Leighton Buzzard	46,074	137,807	33·4	38,608
Cuckfield	63,742	198,899	32·0	62,066
Berkhampstead	30,358	96,337	31·5	25,735
Thirsk	40,017	129,345	30·9	64,769
Wallingford	31,051	101,421	30·6	42,434
West Firle	6,969	22,872	30·5	15,303
Penistone	29,416	97,313	30·2	35,692
Howden	36,495	122,124	29·9	74,638
Newport Pagnell	51,203	174,585	29·3	74,247
Bradfield	39,756	136,660	29·1	63,823
St. Alban's	43,857	151,956	28·9	41,279
Potterspury	18,650	67,354	27·7	23,708
Church Stretton	16,431	60,212	27·3	46,000
St. Neots	31,075	115,039	27·0	65,675
Selby	34,407	129,741	26·5	56,123
Whitchurch	11,205	42,487	26·4	31,263
Peterborough	81,177	308,180	26·3	103,743
Wokingham	33,006	125,337	26·3	42,377
Chepstow	34,850	134,595	25·9	68,428
Basingstoke	35,405	137,879	25·7	76,705
Bourne	37,775	151,375	25·0	92,018
Nuneaton	24,819	99,225	25·0	21,590
East Retford	44,020	177,310	24·8	92,437
Reigate	74,106	299,142	24·8	49,803
Doncaster	103,709	420,995	24·6	112,341
Shardlow	77,050	319,754	24·1	72,003
Chippenham	34,145	142,505	24·0	58,737
West Ashford	27,164	118,200	23·0	42,177
Huntingdon	33,070	144,292	22·9	79,498
Dore	17,723	77,841	22·8	75,308
Highworth and Swindon.	52,841	231,455	22·8	53,957
Hardingstone	15,987	71,206	22·5	32,799
Nantwich	83,568	368,285	22·5	100,580
Atherstone	19,510	87,082	22·4	28,751
Stockton	69,953	315,232	22·2	36,408
Barrow-on-Soar	33,302	150,443	22·1	50,067
East Ashford	18,276	82,775	22·1	54,582
Haltwhistle	15,476	70,147	22·1	95,394
Hitchin	35,487	162,611	21·8	66,397
Pontefract	57,389	265,053	21·7	53,671
Tadcaster	40,948	189,280	21·6	72,575
Wantage	22,789	105,535	21·6	76,869
Eton	50,151	232,850	21·5	42,113
Kettering	37,874	176,093	21·5	54,150
Darlington	62,085	290,156	21·4	65,061
Droitwich	28,626	134,071	21·4	53,759
Holyhead	16,147	75,552	21·4	58,836
Stamford	26,652	124,981	21·3	55,417
Cricklade and Wootton Bassett.	18,710	88,286	21·2	46,339
Hartley Wintney	24,610	117,042	21·0	57,108
Hemsworth	20,161	96,567	20·9	34,584
Cookham	31,642	152,158	20·8	29,509
Faringdon	22,235	106,874	20·8	64,642
Uxbridge	42,543	204,159	20·8	26,379
Holywell	41,758	201,750	20·7	73,159
Bishop Stortford	25,167	121,943	20·6	54,299
Settle	27,019	131,407	20·6	151,380
East Grinstead	24,813	121,639	20·4	61,209
Keynsham	30,850	152,156	20·3	33,341
Pontypridd	148,442	732,019	20·3	73,787
Hursley	4,726	23,569	20·1	16,616
Neath	48,752	243,480	20·0	105,889
Pershore	21,320	106,494	20·0	52,804
Billericay	23,139	116,544	19·9	49,669
Stafford	38,885	195,479	19·9	57,395
Sevenoaks	39,165	198,067	19·8	66,946
Rugby	44,634	228,252	19·6	81,878
Wakefield	96,359	490,518	19·6	,527
East Ward	26,714	138,504	19·3	184,085
West Ward	15,325	79,283	19·3	119,563
Ampthill	14,941	78,579	19·0	43,808
Westbury-on-Severn	19,518	104,839	18·6	41,451
Tamworth	23,590	128,001	18·4	45,456
Gainsborough	45,271	250,779	18·1	83,688
Market Harborough	29,679	164,373	18·1	66,418
Saffron Walden	17,139	94,723	18·1	64,757

Appendix A. XXXII.

Statement showing the Unions in England and Wales in which the Rateable Value of Railways at Lady Day 1894 amounted to 15 per cent. or upwards, &c.—*continued.*

Unions.	Rateable Value of Railways.	Total Rateable Value of the Union.	Per-centage of Railways to Total Rateable Value.	Acreage (excluding Water).
	£	£		
Belper	47,302	264,749	17·9	65,558
Oakham	17,865	99,956	17·9	57,898
Bakewell	32,278	181,813	17·8	104,076
Abingdon	20,697	117,568	17·6	5,371
Bridgend and Cowbridge.	46,717	265,949	17·6	110,096
Chester-le-Street	36,326	207,668	17·5	34,670
Melton Mowbray	36,522	209,590	17·4	99,312
Newhaven	8,730	50,057	17·4	26,976
Daventry	23,931	137,994	17·3	64,150
Hemel Hempstead	13,770	80,123	17·2	25,613
Auckland	62,530	365,321	17·1	63,988
Chesterfield	74,215	436,443	17·0	99,527
Wellingborough	30,766	182,321	16·9	55,577
Watford	37,014	218,469	16·9	36,636
Braintree	19,925	118,793	16·8	68,056
Garstang	20,259	121,604	16·7	59,896
Easingwold	14,757	88,853	16·6	64,875
Newport (Mon.)	81,131	491,840	16·5	87,962
Wilton	10,458	63,492	16·5	55,960
Bingham	21,056	130,021	16·2	68,851
Grantham	35,657	220,594	16·2	104,956
Chorley	45,537	283,016	16·1	54,304
Houghton-le-Spring	22,046	137,300	16·1	16,343
Glossop	13,972	87,352	16·0	20,593
Prescot	116,846	730,115	16·0	52,787
Tendring	30,319	189,175	16·0	84,252
Henstead	11,980	75,602	15·8	42,142
Tisbury	8,431	53,408	15·8	43,456
Warrington	55,827	354,263	15·8	30,570
Woodstock	13,178	83,218	15·8	47,508
Derby	63,681	405,868	15·7	3,734
Newark	34,427	219,835	15·7	96,470
Southwell	27,721	177,004	15·7	117,631
Pontypool	24,332	155,527	15·6	51,21
Durham	45,356	292,295	15·5	43,901
Lancaster	51,473	332,926	15·5	59,908
Barrow-in-Furness	35,092	228,602	15·4	10,883
Merthyr Tydfil	71,092	461,690	15·4	75,612
Wigan	101,901	662,283	15·4	48,231
Gainsborough	27,430	179,798	15·3	111,176
Samford	11,500	75,043	15·3	45,474
Rotherham	64,964	426,277	15·2	53,141
Stokesley	13,162	86,345	15·2	79,653
125 Unions	4,659,176	32,778,684	20·5	7,449,264

Table 14.

Statement showing the Unions in England and Wales in which the Rateable Value of Railways at Lady Day 1894 did not exceed 2 per cent. of the Total Rateable Value of the Union. (*See Question* 42,542, *et seq.*)

Unions.	Rateable Value of Railways.	Total Rateable Value of the Union.	Per-centage of Railways to total Rateable Value.	Acreage.
	£	£		
Stratton	Nil	39,731	—	55,135
Scilly Islands	„	3,652	—	3,980
Hoxne	„	58,133	—	52,702
Mere	„	39,747	—	34,389
Reeth	„	27,696	—	74,292
Aberayron	„	34,456	—	65,632
Kingsbridge	118	101,680	0·1	72,730
Kingsclere	59	41,247	0·1	45,399
Helston	285	88,885	0·3	73,079
Torrington	195	61,353	0·3	83,001
Tetbury	125	35,810	0·3	29,644
Cranbrook	223	65,851	0·3	41,144
Newcastle-in-Emlyn	162	53,611	0·3	114,484
Bridport	270	73,998	0·4	33,071
Tregaron	131	31,711	0·4	120,925
Bromyard	285	76,141	0·4	63,166
Buntingford	164	30,625	0·5	28,427
Thame	466	85,897	0·5	55,438
Haverfordwest	714	152,658	0·5	162,618
Amersham	484	82,220	0·6	47,455
Falmouth	486	80,404	0·6	25,208
Bideford	424	69,251	0·6	65,114
Northleach	281	46,900	0·6	69,904
Romney Marsh	413	64,940	0·6	43,457
Tenterden	311	53,214	0·6	47,001
Headington	876	158,595	0·6	28,878
Cardigan	428	68,984	0·6	86,700
Aylesbury	1,128	162,877	0·7	73,633
Holsworthy	276	37,490	0·7	82,583
Ashbourne	1,317	156,094	0·8	97,661
Halstead	477	56,223	0·8	39,288
Ongar	426	55,673	0·8	47,081
Bridgnorth	797	97,152	0·8	71,524
Williton	912	110,351	0·8	103,089
Blandford	632	69,934	0·9	60,421
Eastry	1,180	136,219	0·9	46,319
Langport	874	99,405	0·9	59,272
Petworth	387	42,637	0·9	45,399
St. Faith's	626	65,482	1·0	48,889
Rothbury	786	79,128	1·0	167,249
Henley	1,174	115,511	1·0	60,758
Alverstoke	778	80,414	·0	3,785

Appendix A. XXXII.

Statement showing the Unions in England and Wales in which the Rateable Value of Railways at Lady Day 1894 did not exceed 2 per cent., &c.—*continued.*

Unions.	Rateable Value of Railways.	Total Rateable Value of the Union.	Per-centage of Railways to Total Rateable Value.	Acreage.	Unions.	Rateable Value of Railways.	Total Rateable Value of the Union.	Per-centage of Railways to total Rateable Value.	Acreage.
	£	£				£	£		
Camelford	429	37,471	1·1	52,495	Hastings	6,418	425,735	1·5	13,831
Penzance	1,842	174,758	1·1	64,805	Pwllheli	1,087	70,220	1·5	92,862
South Molton	1,131	100,991	1·1	143,335	Llanfyllin	2,054	139,461	1·5	192,738
Fordingbridge	325	30,111	1·1	36,045	Kington	1,586	100,551	1·6	101,025
Beaminster	1,039	83,603	1·2	54,604	Smallburgh	1,618	101,068	1·6	65,170
Sturminster	872	71,441	1·2	39,151	Rye	1,007	63,760	1·6	37,883
Alresford	401	34,621	1·2	42,213	St. Columb Major	1,471	86,070	1·7	78,516
Stockbridge	421	35,786	1·2	44,099	Alston-with-Garrigill	244	14,238	1·7	36,720
Cosford	858	68,808	1·2	52,792	Barnstaple	3,903	235,846	1·7	144,638
Ecclesall Bierlow	5,741	461,209	1·2	22,992	Christchurch	6,727	393,014	1·7	31,725
Stoke Damarel	1,454	113,844	1·3	1,733	Stepney	5,440	298,758	1·8	437
Hoo	395	29,347	1·3	57,518	Oxford	2,741	150,332	1·8	1,436
Erpingham	1,256	99,677	1·3	64,044	Richmond	1,739	96,239	1·8	4,926
Glendale	1,515	115,697	1·3	146,971	Devizes	1,866	104,248	1·8	62,051
Alcester	1,189	88,844	1·3	167,249	East Stonehouse	827	43,606	1·9	187
Marlborough	535	40,764	1·3	44,330	St. George-in-the-East	3,730	198,878	1·9	214
Portsea Island	8,056	640,312	1·3	4,631	Droxford	1,055	56,816	1·9	48,573
Launceston	1,206	87,776	1·4	104,249	Stratford-on-Avon	2,442	126,750	1·9	77,474
Chelsea	10,231	740,610	1·4	791	Pembroke	2,436	125,958	1·9	62,820
East and West Flegg	806	58,677	1·4	29,398	Bodmin	1,997	99,682	2·0	88,470
Swaffham	1,018	73,575	1·4	65,170	Redruth	2,786	139,747	2·0	40,317
Clun	1,107	80,513	1·4	86,261	Okehampton	1,849	91,409	2·0	132,990
Aberystwith	1,308	90,729	1·4	130,475	Strand	18,957	962,365	2·0	393
Ruthin	1,245	90,682	1·4	98,829	Great Yarmouth	3,555	177,226	2·0	3,522
Caxton and Arrington.	766	50,285	1·5	3,210	Cleobury Mortimer	1,061	51,720	2·0	57,457
Dunmow	994	67,907	1·5	73,322	Bala	718	35,193	2·0	97,084
Dulverton	557	36,712	1·5	59,421	95 Unions	144,679	11,080,620	1·3	5,794,116

Table 15.

Statement showing the Unions in England and Wales in which the Rateable Value of "all other kinds of Rateable Property" at Lady Day 1894 amounted to 20 per cent. or upwards of the Total Rateable Value of the Union. (*See Question* 42,542.)

Unions.	Rateable Value of "All other Kinds of Property."	Total Rateable Value of the Union.	Per-centage of "All other Kinds" to Total Rateable Value.	Acreage.	Unions.	Rateable Value of "All other Kinds of Property."	Total Rateable Value of the Union.	Per-centage of "All other Kinds" to Total Rateable Value.	Acreage.
	£	£				£	£		
Lanchester	156,907	287,551	54·6	67,004	Middlesbrough	121,798	484,616	25·1	21,891
Bedwellty	117,187	217,835	53·8	27,706	Barnsley	85,780	342,178	25·1	34,615
Bootle	69,121	139,308	49·6	90,414	Pontypool	36,772	155,527	23·6	51,214
Merthyr Tydfil	203,248	461,690	44·0	75,612	Leigh	71,742	308,670	23·2	24,324
Easington	64,936	162,932	39·9	37,965	Bridgend and Cowbridge.	59,772	265,949	22·5	110,096
Pontypridd	281,962	732,019	38·5	73,787	Carnarvon	30,615	137,337	22·3	86,738
Pontardawe	28,138	73,701	38·2	56,706	Newcastle-under-Lyme.	33,381	150,176	22·2	27,126
Houghton-le-Spring	51,492	137,300	37·5	16,343	West Bromwich	118,138	534,837	22·1	19,105
Festiniog	39,874	109,863	36·3	144,075	Wortley	35,963	163,082	22·1	57,265
Guisborough	90,234	250,779	36·0	83,688	Chesterfield	96,098	436,443	22·0	89,527
Durham	104,875	292,295	35·9	43,901	Hunslet	52,798	241,301	21·9	11,907
Auckland	130,641	365,321	35·8	63,988	Wakefield	107,139	490,518	21·8	41,527
Chester-le-Street	74,303	207,668	35·8	34,670	Prescot	159,207	730,115	21·8	52,787
Whitehaven	110,527	312,336	35·4	89,291	Gateshead	100,265	462,168	21·7	26,061
Rotherham	141,857	426,277	33·3	53,141	Llanelly	40,502	189,359	21·4	60,800
St. Austell	47,403	149,587	31·7	58,282	Hemsworth	20,478	96,567	21·2	34,584
Cannock	70,100	222,087	31·6	67,795	Basford	126,444	604,716	20·9	94,342
Wigan	180,159	662,283	27·2	48,231	Ulverston	60,438	295,409	20·5	136,870
Morpeth	60,941	224,528	27·1	97,179	Mansfield	41,995	206,353	20·4	57,580
Weardale	19,939	78,206	25·5	97,802	Redruth	28,188	139,747	20·2	40,317
Neath	61,886	243,480	25·4	105,889	42 unions	3,636,050	12,600,374	28·9	2,529,039
Dudley	102,807	408,189	25·2	16,894					

Appendix A. XXXII.

TABLE 16.

(*See Question* 42,566 *et seq.*)

Amesbury Union	Wiltshire.
Garstang ,,	Lancashire.
Hatfield ,,	Hertfordshire.
Langport ,,	Somersetshire.
Ongar ,,	Essex.
Whitchurch ,,	Hampshire.
Pewsey ,,	Wiltshire.
Lexden and Winstree Union	Essex.
Dunmow ,,	Essex.
Wincanton ,,	Somersetshire.

Note.—The acreage given in the tables has been taken from the Census of 1891; it does not include the area covered by water. The acreage of the Unions in 1868 cannot be given, but in no case was the alteration between 1861 and 1891 so great as to materially affect the calculations.

AMESBURY UNION (WILTSHIRE). Wholly Rural.

	1867–68. Rateable Value, 64,277*l.*		1878–79. Rateable Value at Lady Day 1878, 65,554*l.*		1892–93. Rateable Value at Lady Day 1892, 39,678*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.		Lady Day 1870.	Lady Day 1894.
	£	s. d.	£	s. d.	£	s. d.		£	£
Rates raised :									
County and police rate	1,252	0 4·7	887	0 3·2	1,504	0 9·1	Lands	56,048	28,167
Burial board rate	—	—	—	—	—	—			
Highway rate	609	0 2·3	866	0 3·2	427	0 2·6	Buildings	6,400	6,776
Church rate	169	0 0·6	—	—	—	—			
Lighting and watching rate.	—	—	—	—	—	—	Railways	1,816	4,120
Poor law purposes	4,185	1 3·6	3,322	1 0·2	1,993	1 0·1	Other property	—	1,002
Rural sanitary rate	—	—	160	0 0·6	72	0 0·4			
School attendance committee rate.	—	—	143	0 0·5	90	0 0·5			
Total	6,215	1 11·2	5,378	1 7·7	4,086	2 0·7	Total	64,264	40,065
Rate per acre	*1*s.* 8·6*d.*		—		†10·9*d.*		Acreage	63,269.	

* $\frac{56,048}{64,264}$ of 6,215*l.* (rates raised) = 5,420*l.* = 1*s.* 8·6*d.* per acre on 63,269 acres.

† $\frac{28,167}{40,065}$ of 4,086*l.* ,, = 2,873*l.* = 10·9*d.* ,, ,,

GARSTANG UNION (LANCASHIRE). Wholly Rural.

	1867–68. Rateable Value, 86,625*l.*		1878–79. Rateable Value at Lady Day 1878, 106,959*l.*		1892–93. Rateable Value at Lady Day 1892, 121,136*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.		Lady Day 1870.	Lady Day 1894.
	£	s. d.	£	s. d.	£	s. d.		£	£
Rates raised :									
County and police rate	1,688	0 4·7	1,722	0 3·9	1,636	0 3·2	Lands	68,907	83,074
Burial board rate	135	0 0·4	—	—	—	—			
Highway rate	2,198	0 6·1	6,614	1 2·8	3,037	0 6·0	Buildings	6,124	10,513
Church rate	121	0 0·3	—	—	—	—			
Lighting and watching rate.	—	—	—	—	—	—	Railways	10,538	20,259
Poor law purposes	2,668	0 7·4	1,331	0 3·0	1,525	0 3·0	Other property	800	7,758
Rural sanitary rate	—	—	235	0 0·5	177	0 0·4			
School board and school attendance committee rates.	—	—	270	0 0·6	290	0 0·6			
Total	6,810	1 6·9	10,172	1 10·8	6,665	1 1·2	Total	86,369	121,604
Rate per acre	*1*s.* 9·8*d.*		—		†1*s.* 6·2*d.*		Acreage	59,896.	

* $\frac{68,907}{86,369}$ of 6,810*l.* (rates raised) = 5,433*l.* = 1*s.* 9·8*d.* per acre on 59,896 acres.

† $\frac{83,074}{121,604}$ of 6,665*l.* ,, = 4,553*l.* = 1*s.* 6·2*d.* ,, ,,

Hatfield Union (Hertford). Wholly Rural.

	1867–68. Rateable Value, 42,648*l.*		1878–79. Rateable Value at Lady Day 1878, 56,225*l.*		1892–93. Rateable Value at Lady Day 1892, 61,066*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.		Lady Day 1870.	Lady Day 1894.
	£	*s. d.*	£	*s. d.*	£	*s. d.*		£	£
Rates raised:									
County and police rate	1,156	0 6·5	1,039	0 4·4	1,393	0 5·5	Lands	22,975	23,194
Burial board rate	—	—	—	—	—	—			
Highway rate	1,829	0 10·3	*975	*0 4·2	1,749	0 6·9	Buildings	10,745	16,928
Church rate	460	0 2·6	—	—	—	—			
Lighting and watching rate.	—	—	—	—	—	—	Railways	9,070	24,646
Poor law purposes	2,953	1 4·6	3,398	1 2·5	2,032	0 8·0	Other property	104	350
Rural sanitary rate	—	—	410	0 1·7	754	0 3·0			
School attendance committee rate.	—	—	68	0 0·3	40	0 0·1			
Total	6,398	3 0·0	5,890	2 1·1	5,968	1 11·5	Total	42,894	65,118
Rate per acre	†2*s.* 11·2*d.*		—		‡1*s.* 9·8*d.*		Acreage	23,367.	

* This 975*l.* is the amount given in the Poor Rate Return. The average rate in the £ in the Hatfield Highway District, which was not conterminous with the Union was 5*d.*

† $\frac{22,975}{42,894}$ of 6,398*l.* (rates raised) = 3,427*l.* = 2*s.* 11·2*d.* per acre on 23,367 acres.

‡ $\frac{23,194}{65,118}$ of 5,968*l.* „ = 2,126*l.* = 1*s.* 9·8*d.* „ „

Langport Union (Somerset). Wholly Rural.

Note.—Rates levied under Courts or Commissioners of Sewers are not included in this Table.

	1867–68. Rateable Value, 105,276*l.*		1878–79. Rateable Value at Lady Day 1878, 105,995*l.*		1892–93. Rateable Value at Lady Day 1892, 103,688*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.		Lady Day 1870.	Lady Day 1894.
	£	*s. d.*	£	*s. d.*	£	*s. d.*		£	£
Rates raised:									
County and police rate	1,421	0 3·2	1,046	0 2·4	1,616	0 3·7	Lands	91,256	77,349
Burial board rate	—	—	52	0 0·1	120	0 0·3			
Highway rate	2,656	0 6·1	*3,137	0 7·1	*2,835	0 6·6	Buildings	12,973	20,629
Church rate	583	0 1·3	57	0 0·1	—	—			
Lighting and watching rate.	113	0 0·3	65	0 0·1	91	0 0·2	Railways	349	874
Poor law purposes	7,539	1 5·2	5,558	1 0·6	4,378	0 10·1	Other property	895	553
Rural sanitary rate	—	—	476	0 1·1	589	0 1·4			
School board and school attendance committee rates.	—	—	955	0 2·2	751	0 1·7			
Total	12,312	2 4·1	11,346	2 1·7	10,380	2 0·0	Total	105,473	99,405
Rate per acre	†3*s.* 7·1*d.*		—		‡2*s.* 8·7*d.*		Acreage	59,272.	

* Excluding sums (if any) raised by Waywardens.

† $\frac{91,256}{105,473}$ of 12,312*l.* (rates raised) = 10,652*l.* = 3*s.* 7·1*d.* per acre on 59,272 acres.

‡ $\frac{77,349}{99,405}$ of 10,380*l.* „ = 8,077*l.* = 2*s.* 8·7*d.* „ „

Appendix A. XXXII.

Ongar Union (Essex). Wholly Rural.

—	1867–68. Rateable Value, 74,694*l.*		1878–79. Rateable Value at Lady Day 1878, 81,598*l.*		1892–93. Rateable Value at Lady Day 1892, 64,159*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.	—	Lady Day 1870.	Lady Day 1894.
	£	*s. d.*	£	*s. d.*	£	*s. d.*		£	£
Rates raised:									
County and police rate	1,420	0 4·5	1,056	0 3·1	3,385	1 0·7	Lands	60,513	37,593
Burial board rate	82	0 0·3	63	0 0·2	115	0 0·4			
Highway rate	1,392	0 4·5	1,953	0 5·8	2,030	0 7·6	Buildings	13,868	17,654
Church rate	488	0 1·6	—	—	—	—			
Lighting and watching rate.	50	0 0·1	—	—	—	—	Railways	301	426
Poor law purposes	6,755	1 9·7	5,507	1 4·2	3,165	0 11·8	Other property	717	—
Rural sanitary rate	—	—	36	0 0·1	118	0 0·5			
School board and school attendance committee rates.	—	—	451	0 1·3	910	0 3·4			
Total	10,187	2 8·7	9,066	2 2·7	9,723	3 0·4	Total	75,399	55,673
Rate per acre	*3*s.* 5·7*d.*		—		†2*s.* 9·5*d.*		Acreage	47,081.	

* $\frac{60,513}{75,399}$ of 10,187*l.* (rates raised) = 8,176*l.* = 3*s.* 5·7*d.* per acre on 47,081 acres.

† $\frac{37,593}{55,673}$ of 9,723*l.* „ = 6,565*l.* = 2*s.* 9·4*d.* „ „

Whitchurch Union (Hampshire). Wholly Rural.

—	1867–68. Rateable Value, 40,386*l.*		1878–79. Rateable Value at Lady Day 1878, 44,403*l.*		1892–93. Rateable Value at Lady Day 1892, 43,713*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £	Amount.	Rate in the £.	—	Lady Day 1870.	Lady Day 1894.
	£	*s. d.*	£	*s. d.*	£	*s. d.*		£	£
Rates raised:									
County and police rates	783	0 4·6	699	0 3·8	746	0 4·1	Lands	33,502	20,827
Burial board rate	—	—	—	—	—	—			
Highway rate	455	0 2·7	509	0 2·7	762	0 4·2	Buildings	5,660	8,349
Church rate	152	0 0·9	—	—	—	—			
Lighting and watching rate.	46	0 0·3	—	—	—	—	Railways	1,998	11,205
Poor law purposes	3,956	1 11·5	2,773	1 3·0	1,513	0 8·3	Other property	—	2,106
Rural sanitary rate	—	—	200	0 1·1	205	0 1·1			
School board and school attendance committee rates.	—	—	283	0 1·5	106	0 0·6			
Total	5,392	2 8·0	4,464	2 0·1	3,332	1 6·3	Total	41,160	42,487
Rate per acre	*2*s.* 9·7		—		†1*s.* 0·5*d.*		Acreage	31,263.	

* $\frac{33,502}{41,160}$ of 5,392*l.* (rates raised) = 4,389*l.* = 2*s.* 9·7*d.* per acre on 31,263 acres.

† $\frac{20,827}{42,487}$ of 3,332*l.* „ = 1,633*l.* = 1*s.* 0·5*d.* „ „

PEWSEY UNION (WILTSHIRE). Wholly Rural.

Note.—Four parishes were added to this Union on the 30th September 1879. The figures in Cols. 1, 2, and 3 relate to the Union as constituted in the years 1867–68, 1878–79, and 1892–93 respectively.

	1867–68.		1878–79.		1892–93.		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Col. 1. Rateable Value, 70,682*l.*		Col. 2. Rateable Value at Lady Day, 1878, 71,842*l.*		Col. 3. Rateable Value at Lady Day, 1892, 55,413*l.*				
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.		Lady Day 1870.	Lady Day 1894
	£	*s. d.*	£	*s. d.*	£	*s. d.*		£	£
Rates raised:									
County and police rate	1,485	0 5·1	1,093	0 3·7	2,001	0 8·7	Lands	63,105	37,565
Burial board rate	78	0 0·3	78	0 0·3	—	—			
Highway rate	1,778	0 6·0	2,825	0 9·4	887	0 3·9	Buildings	6,510	12,936
Church rate	243	0 0·8	66	0 0·2	—	—			
Lighting and watching rate.	94	0 0·3	—	—	—	—	Railways	275	1,877
Poor law purposes	5,592	1 7·0	4,220	1 2·1	2,864	1 0·4	Other property	790	874
Rural sanitary rate	—	—	87	0 0·3	148	0 0·6			
School board and school attendance committee rates.	—	—	186	0 0·6	265	0 1·1			
Total	9,270	2 7·5	8,555	2 4·6	*6,165	2 2·7	Total	70,680	53,252
Rate per acre	†2*s.* 6·3*d.*		—		‡1*s.* 1·9*d.*		Acreage { 1861 - 65,650. 1891 - 75,106.		

* The rates raised during the years 1891–92 and 1893–94 respectively amounted to 7,601*l.* and 7,160*l.*

† $\frac{63,105}{70,680}$ of 9,270*l.* (rates raised) = 8,277*l.* = 2*s.* 6·3*d.* per acre on 65,650 acres.

‡ $\frac{37,565}{53,252}$ of 6,165*l.* „ = 4,349*l.* = 1*s.* 1·9*d.* „ 75,106 „

LEXDEN AND WINSTREE UNION (ESSEX). Wholly Rural.

Note.—The parishes of Inworth and Messing were added to this Union in 1880, and the parish of Brightlingsea was taken from the Union in the same year.

	1867–68.		1878–79.		1892–93.		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Rateable Value, 128,262*l.*		Rateable Value at Lady Day, 1878, 132,198*l.*		Rateable Value at Lady Day, 1892, 99,139*l.*				
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.		Lady Day 1870.	Lady Day 1894.
	£	*s. d.*	£	*s. d.*	£	*s. d.*		£	£
Rates raised:									
County and police rate	2,386	0 4·4	1,984	0 3·6	4,866	0 11·8	Lands	97,074	51,437
Burial board rate	89	0 0·2	61	0 0·1	35	0 0·1			
Highway rate	1,591	0 3·0	2,626 approximate.	0 4·8	1,965	0 4·8	Buildings	27,254	27,917
							Railways	4,126	12,879
Church rate	548	0 1·0	—	—	—	—	Other property	1,370	801
Lighting and watching rate.	40	0 0·1	—	—	—	—			
Poor law purposes	12,335	1 11·1	10,873	1 7·7	7,085	1 5·1			
Rural sanitary rate	—	—	292	0 0·5	341	0 0·8			
School board and school attendance committee rates.	—	—	80	0 0·2	820	0 2·0			
							Total	129,824	93,034
Total	*16,989	2 7·8	*15,916	2 4·9	†15,112	3 0·6	Acreage { 1861 - 69,866. 1891 - 70,813.		
Rate per acre	‡3*s.* 7·6*d.*		—		§2*s.* 4·3*d.*				

* Excluding amounts raised in the parishes of Inworth and Messing, but including those raised in the parish of Brightlingsea.

† Including „ „ „ „ „ excluding „ „ „ „ (*See* note above).

‡ $\frac{97,074}{129,824}$ of 16,989*l.* (rates raised) = 12,703*l.* = 3*s.* 7·6*d.* per acre on 69,866 acres.

§ $\frac{51,437}{93,034}$ of 15,112*l.* „ = 8,355*l.* = 2*s.* 4·3*d.* „ 70,813 „

Appendix A. XXXII.

Dunmow Union (Essex). Wholly Rural.

—	1867–68. Rateable Value, 101,483*l.*		1878–79. Rateable Value at Lady Day 1878. 106,842*l.*		1892–93. Rateable Value at Lady Day 1892, 73,417*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.	—	Lady Day 1870.	Lady Day 1894.
	£	*s.* *d.*	£	*s.* *d.*	£	*s.* *d.*		£	£
Rates raised :									
County and police rate	2,038	0 4·8	1,705	0 3·8	3,843	1 0·5	Lands	84,849	48,220
Burial board rate	—	—	—	—	—	—			
Highway rate	2,655	0 6·3	3,014 approximate.	0 6·8	2,376	0 7·8	Buildings	17,353	18,659
							Railways	204	994
Church rate	806	0 1·9	—	—	—	—			
Lighting and watching rate.	125	0 0·3	98	0 0·2	110	0 0·3	Other property	55	34
Poor law purposes	15,099	2 11·7	8,212	1 6·5	6,972	1 10·8			
Rural sanitary rate	—	—	244	0 0·5	396	0 1·3			
School board and school attendance committee rates.	—	—	806	0 1·8	1,183	0 3·9			
Total	20,723	4 1·0	14,079	2 7·6	14,880	4 0·6	Total	102,461	67,907
Rate per acre	*4*s.* 8·2*d.*		—		†2*s.* 10·6*d.*		Acreage	73,322.	

* $\frac{84,849}{102,461}$ of 20,723*l.* (rates raised) = 17,161*l.* = 4*s.* 8·2*d.* per acre on 73,322 acres.

† $\frac{48,220}{67,907}$ of 14,880*l.* „ = 10,566*l.* = 2*s.* 10·6*d.* „ „

Wincanton Union (Somerset). Wholly Rural.

Note.—Rates levied under Courts or Commissioners of Sewers are not included in this Table.

—	1867–68. Rateable Value, 141,992*l.*		1878–79 Rateable Value at Lady Day 1878, 159,394*l.*		1892–93. Rateable Value at Lady Day 1892, 148,707*l.*		Rateable Value of Lands, Buildings, Railways, and other kinds of Rateable Property.		
	Amount.	Rate in the £.	Amount.	Rate in the £.	Amount.	Rate in the £.	—	Lady Day 1870.	Lady Day 1894.
	£	*s.* *d.*	£	*s.* *d.*	£	*s.* *d.*		£	£
Rates raised :									
County and police rate	1,896	0 3·2	1,484	0 2·2	2,348	0 3·8	Lands	118,257	102,432
Burial board rate	—	—	35	0 0·1	311	0 0·5			
Highway rate	3,005	0 5·1	5,464	0 8·2	4,314	0 7·0	Buildings	23,553	31,274
Church rate	706	0 1·2	—	—	—	—			
Lighting and watching rate.	218	0 0·4	280	0 0·4	305	0 0·5	Railways	5,147	12,127
Poor law purposes	11,330	1 7·1	10,799	1 4·2	7,263	0 11·7	Other property	1,167	309
Rural sanitary rate	—	—	974	0 1·5	1,514	0 2·5			
School board and school attendance committee rates.	—	—	386	0 0·6	645	0 1·0			
Total	17,155	2 5·0	19,422	2 5·2	16,700	2 3·0	Total	148,124	146,142
Rate per acre	*4*s.* 0·2*d.*		—		†3*s.* 5·2*d.*		Acreage	68,165.	

* $\frac{118,257}{148,124}$ of 17,155*l.* (rates raised) = 13,696*l.* = 4*s.* 0·2*d.* per acre on 68,165 acres.

† $\frac{102,432}{146,142}$ of 16,700*l* „ = 11,705*l.* = 3*s.* 5·2*d.* „ „

TABLE 17.

(*See Question* 45,716.)

STATEMENT showing the AMOUNT of RATES and TAXES paid by the RAILWAY COMPANIES in each DIVISION of the UNITED KINGDOM in the under-mentioned YEARS.

Year.	England and Wales.	Scotland.	Ireland.	United Kingdom.
	£	£	£	£
1871 -	799,771	101,055	52,927	953,753
1872 -	859,306	100,708	60,766	1,020,780
1873 -	904,351	108,846	66,648	1,079,845
1874 -	994,989	121,122	70,211	1,186,322
1875 -	1,033,333	125,806	70,270	1,229,409
1876 -	1,096,404	130,789	67,915	1,295,108
1877 -	1,178,139	143,446	72,101	1,393,686
1878 -	1,277,751	147,557	70,239	1,495,547
1879 -	1,305,583	149,753	74,366	1,529,702
1880 -	1,351,117	145,931	77,429	1,574,477
1881 -	1,439,090	147,705	77,972	1,664,767
1882 -	1,536,962	157,093	79,579	1,773,634
1883 -	1,598,490	181,047	81,312	1,860,849
1884 -	1,664,660	187,997	85,034	1,937,691
1885 -	1,734,608	181,745	83,526	1,999,879
1886 -	1,794,131	178,163	79,994	2,052,588
1887 -	1,852,685	180,190	80,141	2,113,016
1888 -	1,897,797	182,841	83,504	2,164,142
1889 -	1,952,620	197,790	83,630	2,234,040
1890 -	1,957,097	214,763	79,227	2,251,087
1891 -	1,960,764	211,593	74,073	2,246,430
1892 -	2,077,268	210,967	80,323	2,368,558
1893 -	2,289,530	213,875	84,391	2,587,796

STATEMENT showing the NET RECEIPTS of the RAILWAY COMPANIES in each DIVISION of the UNITED KINGDOM in the under-mentioned YEARS.

Year.	England and Wales.	Scotland.	Ireland.	United Kingdom.
	£	£	£	£
1871 -	21,995,582	2,653,543	1,090,795	25,739,920
1872 -	22,989,668	2,831,572	1,136,630	26,957,870
1873 -	23,043,901	2,789,704	1,155,547	26,989,152
1874 -	22,675,413	2,845,817	1,121,773	26,643,003
1875 -	23,505,921	3,296,745	1,213,606	28,016,272
1876 -	24,009,953	3,367,098	1,303,215	28,680,266
1877 -	24,422,466	3,389,665	1,303,219	29,115,350
1878 -	25,043,437	3,342,621	1,287,248	29,673,306
1879 -	25,366,526	3,228,698	1,136,206	29,731,430
1880 -	27,218,075	3,432,791	1,239,635	31,890,501
1881 -	27,254,062	3,547,589	1,153,175	31,954,826
1882 -	28,165,345	3,773,218	1,268,125	33,206,688
1883 -	28,702,290	3,710,697	1,280,721	33,693,708
1884 -	28,366,525	3,686,797	1,252,124	33,305,446
1885 -	27,846,056	3,671,122	1,250,639	32,767,817
1886 -	28,056,261	3,748,479	1,268,966	33,073,706
1887 -	28,738,721	3,837,050	1,304,339	33,880,110
1888 -	29,614,436	4,149,061	1,369,061	35,132,558
1889 -	31,273,000	4,267,960	1,389,941	36,930,901
1890 -	31,308,331	4,090,191	1,361,624	36,760,146
1891 -	31,088,054	4,180,606	1,462,964	36,731,624
1892 -	30,602,081	4,331,754	1,440,240	36,374,075
1893 -	29,045,213	4,417,783	1,473,777	34,936,773

NET RECEIPTS of RAILWAY COMPANIES.

	1871.	1893.
	£	£
England and Wales - -	21,995,582	29,045,213
Scotland - - -	2,653,543	4,417,785
Ireland - - -	1,090,795	1,473,777

PAID-UP CAPITAL of RAILWAY COMPANIES.

	1871.	1893.
	£	£
England and Wales - -	461,368,616	800,680,677
Scotland - - -	64,282,911	131,884,101
Ireland - - -	27,028,580	38,758,575

Appendix A. XXXIII.

APPENDIX XXXIII.

The Rating of Personalty.

(Handed in by Mr. Dalton. See Question 42,597.)

Prior to the passing of the Parochial Assessments Act of 1836 (6 & 7 Will. IV. c. 96), there had been a considerable number of legal decisions on the question whether any, and, if so, what kinds of personalty were liable to be assessed for the relief of the poor. The first of these cases appears to have been Earby's case (2 Bulst. 354), decided in the ninth year of the reign of Charles the First, in which it is said to have been held that assessments under the 43 Eliz. c. 2.* ought to be made according to the visible estate of the inhabitants of the parish, both real and personal, and that no inhabitant there is to be taxed to contribute to the relief of the poor in regard to any estate he hath elsewhere in any other town or place, but only in regard of the visible estate he hath in the town, where he doth dwell.

The next reported case bearing on the subject seems to have been Reg. *v.* Barking (2 Lord Raymond, 1280), decided in the fifth year of the reign of Queen Anne, on which a majority of the judges are said to have held that a farmer is not chargeable and taxable to the poor rate for his stock, but that a tradesman is to be charged and taxable for his stock in trade. But in Viner's Abridgment, Title "Poor," 426, it is said, a farmer shall be taxed for his riches and stock, in case the stock is more than is necessary for the carrying on his farming and paying his rent, for then it is like a stock in trade; but for stock necessary to his farming he shall not be taxed. So for extraordinary stock he shall not be charged, if it be not more than is necessary; for the Act says, "every inhabitant and every occupier of land," &c., so that there may be an inhabitant that is not an occupier of land, and he must be charged in respect of his personal estate and ability, and so it is usual to tax clothiers. *Note*:—Farmers were never taxed before, nor were tradesmen ever taxed till within these few years. The order above-mentioned was for rating the farmers for the corn and hay which was in their barns and stables.

In 1769 an attempt was made to rate an officer of His Majesty's Commissioners of the Salt Office in respect of his salary; but it was held by Lord Mansfield that the salary was not rateable (Rex *v.* Shalfleet, 4 Burr. 2011). In delivering the opinion of the court some days after the argument, Lord Mansfield said: "This being a case of general and extensive consequence "we took time to consider of it, though I had no doubt "upon it. The man is rated for his salary only; for a "specific species of property which is not within the "words or meaning of the Act. Tithes, coal mines, "&c., are within the words of the Act, and nothing is "within the meaning of these words but personal "property, and personal property is the surplus of a "man's estate and effects, after payment of debts, the "maintenance of his family, and necessary expenses. "This is not stated to be personal property; but the "man is stated to have been rated for a specific thing, "his salary only. The earnings of servants, fees of "profession might as well be rated. We are, therefore, "of opinion that this is not such a species of property "within the intention of the Act, as can be rated to "the relief of the poor as personal property lying "within the parish."

In the following year, in the case of Rex *v.* Whitney (5 Burr. 2634) where the question whether stock in trade was rateable came before the Court of King's Bench, Lord Mansfield is reported to have said: "The court "will not give an opinion on every general question, "which the sessions may think fit to bring before it. "If this court should determine so vague and general "a question, as to whether stock in trade be rateable, "without any distinction or enumeration of particulars, "it would sow the seeds of dissension all over the "kingdom."

In 1775 the same question was brought before the Court of King's Bench in the case of Rex *v.* Ringwood (Cowper, 326), where a poor rate had been made, which on appeal the sessions had quashed, stating that it appeared to them, that A. B. and C. were possessed, as co-partners of stock in the trade and business of common brewers and maltsters, in the parish of Ringwood, to the value of 4,000*l.*; for no part of which the said co-partners, or either of them, were or was, in the said rate, assessed to the relief of the poor of the said parish: that the said A. B. and C. were all, at the time of making the said rate, and still are, inhabitants of the parish of Ringwood: and it doth not appear to this court, that stock in trade hath ever before been rated in the said parish. Lord Mansfield: "The court are "not obliged to give an opinion upon every general "question which the sessions may think fit to bring "before it. In general, I believe, neither here nor in "any other part of the kingdom is personal property "taxed to the poor. The justices at sessions should "have amended the rate, if they thought this property "rateable; and then, on attempting to do it, they "would have discovered the wisdom of conforming to "the practice, which they expressly state in the case, "of not rating it. If they had tried to have amended "it, how would they have rated this stock? Are the "hops, and the malt, and the boiler, to be rated at so "much for each? Or, is the trader to be rated for the "gross sum which his whole stock would sell for? If "the justices had considered, they would have found "out the sense of not rating it at all; especially when "it appears that mankind has, as it were, with one "universal consent, refrained from rating it; the "difficulties attending it are too great, and so the "justices should have found them. As to the authori-"ties which have been cited, they are very loose indeed; "and even if they were less so, one would not pay "them much deference, especially as they differ; and "the rules they lay down have not been carried into "execution for upwards of 100 years. They talk of "visible property; what is visible property? I confess "I do not know what is meant by visible property. If "every visible thing should be determined to come "under that description, in that case a lease for years, "a watch in a man's pocket, would be rateable. "Visible property is something local in the place where "a man inhabits. But that does not decide what a "man's personal property is. Consider how many "tradesmen depend upon ostensible property only. "As to the case in Lord Raymond, the only question "submitted to the court was, Whether the stock of a "farmer was rateable to the poor? and they held it "was not. But according to the report, they go on "and say, the stock of an artificer is rateable: they "had no case before them as to that point, therefore "the judgment upon that question is extrajudicial. "But supposing it were not, What do they mean by "the visible stock of an artificer? Some artificers "have a considerable stock in trade; some have only "a little; others none at all. Shall the tools of a "carpenter be called his stock in trade, and as such be "rated? A tailor has no stock in trade; a butcher "has none; a shoemaker has a great deal. Shall the "tailor, whose profit is considerably greater than that "of the shoemaker, be untaxed, and the shoemaker "taxed? Under the land tax in London to avoid "inconveniences, they tax the house in which a person "lives at a certain sum, by guess: and to avoid dis-"covering a man's stock, they tax it at random: "insomuch that I have known a house occupied by a "physician taxed the same as when a merchant had "it." Aston, J.: "There has been no decision that "personal property is rateable: all the opinions upon "the subject are only dicta of judges. Lord Hale "says, the usage has been against rating personal "property, and that the inconveniences attending it "would be very great. In Ringwood it never has been

* This Act requires the overseers of every parish to raise by taxation of every inhabitant, parson, vicar and other, and of every occupier of lands, houses, tithes impropriate, propriations of tithes, coal mines or saleable underwood, in such competent sum and sums of money as they shall think fit, a convenient stock of flax, hemp, wood, thread, iron and necessary ware, and staff to set the poor on work, and also competent sums of money for and towards the necessary relief of the lame, impotent, old, blind and such other among them, being poor and not able to work, and also for the putting out of such children to be apprenticed, to be gathered out of the same parish according to the ability of the same parish.

" rated. If the justices had amended the rate as they " ought to have done, they would, in the attempt to " make a better rate, have found the difficulty of rating " personal property." Willes and Ashurst, JJ., were of the same opinion, and the order of sessions was quashed, because the justices had quashed the rate, instead of amending it.

In 1777, in the case of Rex *v.* Hill (Cowp. 613), it was held that where it had been the usage in a parish to rate persons to the poor for their stock-in-trade within the parish such persons were liable under the Act of Elizabeth to be rated to the poor in respect thereof. The facts of the case were as follows :—

F. H. for some years past had been an inhabitant of Bradford (Wilts), where many other tradesmen, particularly clothiers and manufacturers of woollen goods, likewise lived. He there carried on the business of a clothier, and at the time of making the rate in question was actually possessed of a considerable stock in such his trade within the parish. He was charged a penny as his share or contribution towards the relief of the poor of the said parish for the year 1775, in respect of his stock in the said clothing trade which he then had in the said parish; and which charge of a penny was proved to be no more than his just proportion or share towards the said rate, if, in respect of such his said stock-in-trade, he was legally bound to contribute anything towards the relief of the poor of the parish. The sessions also stated that it had been the usage heretofore in the parish of Bradford to rate persons there for their stock-in-trade. The court confirmed the rate.

The decision in this case was followed in 1782 in Rex *v.* Rodd (Cald. 147), where proof was given that in the borough of Bridgewater " it had been usual and " customary from the 43 Eliz., and ever since the " existence of rates for the relief of the poor, to rate " and assess the inhabitants of the said borough, and " amongst them such as had been of the same trade " and in similar circumstances with the appellant for " or in respect of their personal property or stock-in-" trade in the said borough towards the relief of the " poor of the said borough and parish."

In a note to this case Mr. Caldecott says: " There " are not wanting authorities of a recent as well as a " more early date to show that stock-in-trade is rate-" able to the poor; but there is no clear and express " authority, either of more ancient or modern times, in " the instance of any one trade, adjudging the stock in " that particular trade to be liable; except in those " places in which an usage to assess such stock has " been proved; though in many boroughs the stock in " all trades has immemorially, and even from the very " date of the statute 43 Eliz., been in point of fact " rated."

In 1792, in Rex *v.* White (4 T.R. 771), several important questions with respect to the rating of personalty to the relief of the poor were raised :—

S. W., A. W., I. L., T. L., W. C., R. D., and W. S., inhabitants in the parish of St. J., appealed against a rate, alleging that neither they or either of them had any property liable to be rated, &c. It appeared on the rate that it was a rate of 1*d.* in the £ on all lands, and 3*d.* for every 100*l.* of personalty. It was proved that it was usual in that parish to rate the inhabitants towards the relief of the poor for their personal property within the parish, in the following proportion, viz., on a calculation that every 100*l.* of which any inhabitant was possessed did or might produce interest to the amount of 3*l.* per annum, such interest at 3*l.* per cent. per annum being considered as a test of the ability of such person, and such person is charged in the sum of 1*d.* for each pound of such supposed interest. That it was usual also within the parish to rate all officers in the Army, Navy, customs, or excise, being inhabitants of the parish, according to a supposed ability arising from their several and respective salaries. S. W. was rated, according to the proportion before stated, in the sum of 13,500*l.* for his personal property, which consisted of certain ships or vessels employed in carrying on the Newfoundland trade from the port of Poole, in the parish of St. J., in the town and county of Poole, and moneys vested on real securities, the lands on which the same were charged lying out of the parish of St. J. A. W., widow, was assessed for a personal property within the parish in the sum of 1,000*l.*, according to the proportion before stated; such personal property consisting of principal money to that amount. J. L. was rated for his personal property in the sum of 200*l.* He was collector of the customs payable at the port of Poole; he had no personal property, except his salary payable to him as such collector, and which he received by an order of the Commissioners of His Majesty's Customs, in the parish of St. J. T. L. was assessed for his personal property in the sum of 100*l.* He was a captain of His Majesty's Navy, and had no other personal property but his pay as captain in the Navy, which was paid to his agent in London for his use, and the household goods and furniture of the house in which he lived in the parish of St. J. W. C. was rated for his personal property in the sum of 100*l.* He was a clerk to a merchant then an inhabitant of the parish, and had no personal property except his pay as such clerk, and which he received from a merchant in the parish. R. D. was rated for his personal property in the sum of 100*l.* He was master of a merchant vessel trading from the port of Poole to other parts, and had no personal property but his pay which he earned as such master of a vessel, and which he received in the parish of St. J. W. S. was rated for his personal property in the sum of 300*l.*; such personal property consisting of stock-in-trade as a shopkeeper. Lord Kenyon, C.J.: " This is a question " of great difficulty, and of vast importance to the " public. The statute of Elizabeth was passed to " enforce (what are called) duties of imperfect obliga-" tion. For it was a duty, before that statute was " made, to relieve the poor and necessitous. And the " provisions of that Act were adapted to the enforcing " of those duties in the only way in which they could " be enforced, namely, by raising a fund from persons " who are deemed competent to pay it; and in the " case in Bulstrode it was said that the rate should be " on persons in respect of visible property locally " situated within the parish. Then apply that rule to " these cases. First, as to the ships, I think that they " are rateable; this parish is their home, and must be " so considered for the purposes of the register Act. " With regard to the money lent on real securities, I " think that it cannot be rated; for it is stated that " the money was lent by persons out of this parish on " landed securities elsewhere. This therefore is not " personal property in the parish; and I am not " prepared to obviate the difficulty of such a person " residing in two parishes. In the Act of Parliament " which imposes a tax on horses and servants the " Legislature have guarded against this difficulty by " directing the person liable to the duties to give an " account to the collector of the number for which he " pays in any other parish; but there is no such pro-" vision for this case. I have doubted a great deal, in " the course of the argument, on the case of the " person rated for 1,000*l.* in specie; but the inclination " of my opinion is that she is rateable for this, because " it is stated to be property within the parish, and it " may be productive if the owner choose. For the " same reason, I think, that the household furniture is " not rateable, because it produces nothing; the party " might as well have been taxed for his clothes; for a " house, indeed, the occupier must be taxed, because " the Legislature have said so in express terms. The " case of the stock-in-trade is admitted to be rateable. " But the cases of the salaries have been long at rest; " those are not the subject of a rate." Buller, J.: " I " concur with my Lord in all the points, except that " relative to the 1,000*l.*; for which I think the owner " is not rateable. The reason for which it was admitted " that household furniture is not rateable, namely, " because it does not produce any profit, must also " govern this; it is stated that the owner has it in " hard money, and therefore we must take it, upon " this state of the case, that it does not produce profit. " In the next place, I am of opinion that money is not " rateable within this Act of Parliament. The Legis-" lature could not intend that inquiry should be made " as to every guinea which a man has in his pocket. " If the rate be confined to visible property yielding " profit in the parish there will be no difficulty in " adhering to that rule; but it will be dangerous in " the extreme to extend it farther, and to look into " every man's bureau to see what money he has there. " But at all events I think this person cannot be rated " for the reason first given." Grose, J.: " I have no " difficulty upon the question respecting the ships; " they are rateable like stock-in-trade. But the party " cannot be rated for the money at interest. And as " to the 1,000*l.* not at interest, I have had great doubts " in my mind. But, after consideration, I agree with " my brother Buller that the Legislature did not " intend to rate money. The Act of Parliament has " enumerated all the different species of property " which should be the subject of a rate, but has " omitted money. Besides which, considering how

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"much this statute has been at different times discussed, and that it has never been held that money "is rateable under it, I am satisfied that this is the "true construction of the Act. For though, generally "speaking, usage contrary to an Act of Parliament "cannot bind us in construing it, the not rating money "shows what has been the opinion of the profession "upon this subject." Lord Kenyon, C.J., then said that he thought there was great weight in the reasons urged by his brethren against rating money; that he had himself expressed great doubts of his own opinion; and that he was therefore glad that that part of the rate would be quashed by the opinion of the court. And on a subsequent day his Lordship mentioned an expression of Yates, J., upon the subject of rating personal property, in a case in Hilary Term, 1769, which was not taken notice of by Sir J. Burrow in his report of it: "If personal property be rateable, it is "not to be done at random, and to leave the party "rated to get off as he can; but the officer making the "rate must be able to support what he has done by "evidence. And no personal property can be rated, "but the clear liquidated surplus, after paying all his "debts."

In 1795 in Rex *v.* Dursley (6 T.R. 53), J. H. appealed against a poor rate made for the parish of Dursley upon the ground that T. T., T. M., J. and E. W., W. P., T. and N., and several others, without naming them, were not rated for their goods, stock in trade, and personal effects, and the Sessions being of opinion that stock-in-trade and personal property ought to have been rated quashed the rate, and stated the following case: "The "usage has been not to rate the personal property in "the parish, except that in the parish books, from the "year 1566 down to the present time, there were "entries from the year 1769 to 1775, intituled 'Stock "charged,' in which several persons were rated for "their stock-in-trade, who paid for the same. Clothiers "were not included in this charge, nor have they ever "been rated for their stock, nor was any personal "property rated before 1769, nor since 1775. T. T. and "Co., J. and E. W. and J. P., were, at the time when "the rate was made, clothiers possessed of visible "stock-in-trade in the parish to the amount of 100*l.* "each. T. M. is a grocer, and T. and N. mercers "possessed of visible stock-in-trade to the amount of "50*l.* each. Such respective stocks were intended to "produce a profit, and from it the parties did or ought "to receive a profit. Such trades were sometimes "productive and sometimes not. It was not proved "that these parties made any profit of their stock-in-"trade, nor that it was exclusive of their debts, nor "that it left a clear residue, nor that it belonged to "them, but from its being in their possession." Lord Kenyon, C. J.: "There is no doubt but that personal "property is rateable, but the difficulty in this case is "to know for what these persons should have been "rated. They appeared indeed in the possession of "stock-in-trade, some to the amount of 100*l.*, others to "that of 50*l.*, but the justices at the Sessions have not "stated whether or not this property belonged to the "several persons whom the appellant wished to include "in the rate, or if it did, whether or not it produced "profit, or whether or not it was liable to incumbrances "equal to the value of the property itself. The bare "possession of personal property is, to be sure, evidence "from which the justices may draw the conclusion that "the possessor should be rated; but here the justices "after stating the possession have raised a doubt re-"specting other facts which they should have inquired "into, and determined upon. They have raised a mist "which we cannot dispel. The facts are not suffi-"ciently disclosed to enable us to draw the conclusion "that these persons ought to be rated." The order of sessions quashed.

In 1796 in Rex *v.* Darlington (6 T.R. 468):—G. A. and J. W. appealed against a poor rate, because seven persons, particularly T. P. and S. B. were not rated for their stock-in-trade, the sessions quashed the rate, and stated a case for the opinion of this court. The facts of the case, as far at least as it is necessary to state, were as follows, it did not appear whether stock-in-trade had or had not been rated in Darlington prior to 1745, from 1746 to 1752 it had, and again from 1788 to 1794 it had been rated. At a parish meeting in 1794 at which most of the inhabitants and some of these parties attended, the parish officers were requested not to rate stock-in-trade. The appellants then proved the rate made in August 1794, which continued in force for the remainder of that year, against which neither of the seven persons in question appealed, though it appeared that they were thereby rated for their stock-in-trade, as yielding certain profits (stating them); and which the appellants contended was an admission that to that time those seven persons possessed stock-in-trade producing the profits there stated. This rate was paid by some of the traders, but not by others, to enforce payment from whom no steps had been taken. The appellants then proved that T. P., in January 1795, when the rate was made kept a grocer's shop, and S. B. an hardware shop in D., that each possessed a visible stock-in-trade there, and that they appeared to carry on business there to the same extent as in 1794. "The circumstances of the ability "of P. and B., and the other five persons, or that they "respectively made profit of their stock in trade, or "that it was exclusive of their debts, or that it was "a clear residue after debts paid, did not appear other-"wise than as hereinbefore is stated." Lord Kenyon, C.J.: "The case of Rex *v.* Dursley has been particularly "pressed upon us, as a decision of our own, but the "present case is clearly distinguishable from that. "There the court of Quarter Sessions had forborne to "draw any conclusion from the facts proved before "them and left a mass of evidence for our considera-"tion, but so incomplete that we could not say upon "the facts stated whether the parties ought or ought "not to have been rated, whereas here the justices "have drawn the conclusion. They have indeed added "to the case, that it did not appear to them that the "stock was productive, &c., "otherwise than as herein-"before stated," but then it becomes material to see "what is before stated. It is stated that these persons "had large visible stock-in-trade, that in the preceding "year they were rated for that stock, and that they "submitted to the rate, for whether paid or not at the "time is immaterial, no appeal having been made "against the rate. Then, their circumstances not "being altered, the question is, whether all this was "not primâ facie evidence for the justices to proceed "upon, and whether, as this evidence was not opposed "by evidence on the other side, it was not sufficient to "enable them to draw the conclusion which they have "drawn. Undoubtedly it was strong primâ facie "evidence against the persons rated, and they should "have discharged themselves in such a case by evidence "showing that they ought not to have been rated. I "feel indeed the severity of compelling persons in "trade to make a disclosure of their circumstances, "but this is not a singular case, persons appointed "sheriffs in some corporations being sometimes obliged "to disclose their situation in order to excuse them-"selves serving the office. In this case the evidence "was before the justices in support of the rate; it was "competent to them to decide on the weight of it, they "have decided, and we cannot now say that the con-"clusion they drew was certainly wrong." Grose, J.: "There is no doubt but that generally speaking stock-"in-trade is rateable, under what circumstances indeed "it is rateable is another question, and in some cases "it is a question of considerable difficulty. Here there "was evidence to a certain degree that the stock in "question was productive, the owners were rated for "it the preceding year, that rate was not appealed "against, and their situation does not appear to be "altered. And as this evidence was not contradicted "by other evidence, we cannot say that the justices did "wrong in thinking it to be sufficient evidence for the "purpose for which it was adduced." Lawrence, J., declared himself to be of the same opinion. Order of sessions confirmed.

In 1797 it was decided in Rex *v.* Startifant (7 T.R. 60) that an attorney was not rateable to the relief of the poor for the profits of his profession. The defendant appealed against a poor rate in which he was assessed 2*s.* 3*d.* in respect of his profits and fees of his profession as an attorney; the sessions confirmed the rate, and stated the following case for the opinion of this court: The appellant is an attorney at law, and an inhabitant practising within the borough of Preston. There are many other attorneys also inhabiting and practising in the borough. The usage of rating attorneys for the profits and fees of their profession first commenced by an assessment made for the relief of the poor in the year 1732 and has ever since prevailed, such attorneys being rated according to the supposed profits and fees of their profession or business; some at 12*s.*, others at 9*s.*, and others at less sums in each rate or assessment. Objections have frequently been made by the attorneys so rated to the legality thereof, and in some few instances payment has from time to time been resisted; but no appeal to such rates or assessments has before been brought to trial. The sum of 2*s.* 3*d.* is no more

than the appellant's just proportion or share towards the rate, if in respect of such his profits and fees of his profession he is legally bound to contribute anything towards the relief of the poor of the borough. The court said that there was no doubt in the case, and they quashed the order of sessions.

In 1813 in Rex *v.* Ambleside (16 East, 380) a poor rate was appealed against because certain persons were not assessed or rated for or in respect of their stock-in-trade. The rate in question was made in respect of real property only, and no stock-in-trade or other personal property was included in the rate. W. W. had stock-in-trade which was visible personal property within the said township, producing profit, and no assessment was made upon him in the said rate in respect thereof; but no stock-in-trade or other personal property had ever been rated within the township. The sessions quashed the rate, subject, &c. Upon this case being called on, it was stated that the question intended to be submitted was whether, if stock-in-trade produce a profit, the usage can vary its rateability. Lord Ellenborough, C.J., said: "Is there not another "question; whether the rate ought not to have been "amended instead of being quashed? As to the rate-"ability of stock-in-trade, that has been settled in Rex "*v.* Darlington if it be ascertained to be profitable. "It is then an objection applicable to one person, and "the justices should have amended the rate, and not "quashed it. The 41 Geo. 3. c. 23. was passed for the "very purpose of enabling them so to do, in order to "prevent the inconvenience of the parish being with-"out funds for the maintenance of its poor in the "mean time. We say, therefore, that this rate was not "properly quashed, but ought to have been amended. "If there are any circumstances to take it out of the "general rule, as stated in Rex *v.* Darlington, they "should be stated; if there are none such, the property "is rateable."

The following is a copy of a minute of the Poor Law Commissioners which it appears from page 36 of their Sixth Annual Report that they were in the habit of furnishing to parties who consulted them on the subject:—

Rating of Stock-in-Trade.

Copy of a Minute of the Poor Law Commissioners.

14th September 1837.

The opinion of the courts on the subject of rating stock-in-trade has fluctuated, and the extreme opinions have been held at different times that it was rateable generally, and that it was not rateable at all.

The opinion of the Court of King's Bench, as expressed by Lord Mansfield in Rex *v.* Whitney (5 Burr. 2634) and Rex *v.* Ringwood (Cowp. 326), was decidedly against the practice.

The first case apparently in favour of the practice is that of the Queen *v.* Barking (2 Lord Raymond, 1280) where (as observed by Lord Mansfield in Rex *v.* Whitney) the question did not properly arise.

The first cases in which the legality of the practice was partially affirmed were the cases of Rex *v.* Hill (Cowp. 613) and Rex *v.* Rodd (Cald. 147), in the first of which the case was sent back to sessions to ascertain the local practice, which, being found to have prevailed, the court decided in favour of the rate on such stock; and in the latter of which, the local practice being found by the sessions, the Court of King's Bench confirmed the rate professedly on the same grounds as Rex *v.* Hill was decided on.

But it is clear that in a matter of so recent institution as the poor rates a legal custom cannot exist; and the statute of Elizabeth, which points out the subject of the rate, could alone be relied on as authority for including or omitting any property in the rate.

Subsequent cases, expressly founded on the preceding cases, and especially the case of Rex *v.* Ambleside (16 East, 380), have apparently, though not distinctly, extended the doctrine in favour of rating stock-in-trade so as to appear to authorise the practice generally, without reference to local practice.

The practice, however, has, with very few exceptions, hitherto prevailed only in the old manufacturing districts of the south and west of England.

The Commissioners, bearing in mind the nature of reasoning by which the conclusion is supported that personal property is rendered liable to the rate by the 43rd Elizabeth, the conflict of decisions in the Court of King's Bench, and the grounds on which the decisions in favour of rating stock-in-trade were originally based, the difficulty of rating this property equally, the injustice of rating it in certain districts and not rating it in other districts, and the difficulties that would arise from the attempt to introduce the practice in districts where it has not hitherto existed, have hesitated to express an opinion favourable to the adoption, or even the continuance, of the custom of rating stock-in-trade.

The Commissioners have, moreover, to observe that, although the Parochial Assessments Act has neither affirmed nor negatived the legality of rating stock-in-trade, it appears to contemplate the assessment only of hereditaments, *i.e.*, of real property, such kinds of property as are expressly enumerated in the Statute of Elizabeth. It, in fact, prescribes a rule of rating generally inapplicable to personal property. The Commissioners have, therefore, considered this as in some measure discountenancing the opinion that stock-in-trade is liable to be rated.

The Commissioners have further to state that, if stock-in-trade should still be held to be rateable, it should at all events be rated separately from the premises in which the trade is carried on; and it must be borne in mind that the stock must be visible stock, locally situated within the parish, that the person rated for the stock must actually inhabit the parish, Rex *v.* Hull Dock Company (3 B. & C. 525); and it must be susceptible of proof that it produces a profit, Rex *v.* Macdonald (12 East, 324) after payment of all debts, Rex *v.* White (6 T.R. 771).

In conclusion, the Commissioners have to observe that they have no authority to determine whether any kind of property shall be included in the rate or not, as such a power involves the power to tax the community or to remit the tax. All they can do in such a matter is to advise upon what appears to them to be the intentions of the legislature, and upon the best means of carrying those intentions into effect.

It was, however, decided in the case of Reg. *v.* Lumsdaine (10 Q.B. 157) that the Parochial Assessment Act had not altered the law as to the rateability of personal property, and that therefore a poor rate made after the Statute omitting stock-in-trade yielding a profit in the parish was liable to be quashed on appeal.

The following was the decision of the court on this case:—

Lord Denman, C.J.: "It is not improbable that "legislature intended to alter the law upon the subject "of rating personal property; but I am clearly of "opinion that the intention has not been carried into "effect. The object of the Act does not appear to "have been to introduce any new principle of rating, "but to affirm that which had been already established "by decisions of this court. The form given in the "schedule certainly contemplates only the rating of "corporeal hereditaments; and this is urged as a "declaration of the law by Parliament upon a point "which is suggested to have been before doubtful. "There has, however, existed a known and long esta-"blished practice of rating personal property in many "case, and the legality of such rates has been affirmed "by this court. The law, therefore, is not to be altered "except by express enactment. We cannot, in such a "case, admit it to be repealed by implication, where "the legislature might so easily have repealed it in "direct terms."

Littledale, J.: "Stat. 43 Eliz. c. 2. s. 1, embraces "two classes of persons subject to taxation; occupiers "of real property and inhabitants in respect of per-"sonal property. Hitherto rates upon the latter class "have been in practice confined to stock-in-trade and "shipping; but on future occasions other kinds of "personal property may perhaps be rated, and be held "rateable. The provisions of this Act apply only to "the former class of rateable objects, and leave the "second at large as before. There is nothing that "amounts to a repeal of the law on this head, nor can "the Act be considered as a declaratory one."

Patteson, J.: "Personal property is rateable, if "visible and profitable, and this Act points at no "repeal of the existing law. The provision respecting "the uniform mode of rating evidently points at the "decisions in Rex *v.* Joddrell and similiar cases."

Coleridge, J.: "We are told that we must collect "from the Act an intention to alter Stat. 43 Elizabeth, "c. 2; but this cannot be done. The court has always "regarded personal property as being within the opera-"tion of that Statute. The reluctance with which the "rateabilit yof it has been admitted by the court, only

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" tends to strengthen the argument in favour of the " rate; and the silence of the Act as to the mode of " rating one species of property, is evidence that it " points only at the other." Orders quashed.

In consequence of this decision the Poor Law Commissioners in March 1840 issued the following circular to the churchwardens and overseers of every parish or place separately maintaining its own poor in England and Wales:—

COPY of CIRCULAR to the CHURCHWARDENS and OVERSEERS of every PARISH or other PLACE separately maintaining its own POOR in ENGLAND and WALES.

Poor Law Commission Office,
Somerset House,
6th March 1840.

GENTLEMEN,

SINCE the recent decision in the Court of Queen's Bench in the case of Regina *v.* Lumsdaine in last Easter term, it can no longer be doubted that inhabitants of parishes remain liable to the poor rate in respect of stock in trade, in the like manner as they were before the passing of the Act to regulate parochial assessments, and that every rate may be successfully appealed against, if any inhabitant, having productive stock in trade, be omitted therefrom.

Since the decision of the above case the Commissioners have been frequently applied to for instructions as to the form in which the rate in respect of stock-in-trade is to be made, and the value estimated. This subject has always been one of the greatest practical difficulty, and the Commissioners regret that it is not in their power to obtain any advice on the subject which can be of much practical utility to the persons charged with the duty of making poor rates. The Commissioners, however, conceive that the following remarks may be of some service:—

1st.—The rate in respect of stock-in-trade can only be made upon persons who are actually inhabitants of the parish. Persons not residing in the parish are in law frequently occupiers of lands, houses, &c., but no person can be rated for stock in trade unless he is resident within the parish. These are the words of Chief Justice Abbott in the case of Rex *v.* The Hull Dock Company (3 B. & C. 525). "Under the Statute of Elizabeth there was no " word applicable to personal property, and it " was only on the ground of his being an inhabi- " tant that any owner of personal property could " be rated for that property, because there was " no word in that Statute to include him except " the word inhabitant. Under that Statute, there- " fore, there was necessarily a distinction between " residents and non-residents, because the resident " would be rateable for his personalty within the " place, the non-resident not. The distinction, " however, under that Statute applied only to " those kinds of property which the Statute did " not specify; for the occupier of lands, houses, " &c., and whatever the Statute enumerated, was " rateable whether he were resident or not."

Those owners of stock in trade within the parish who do not reside in the parish must consequently be omitted from the rate in respect of stock-in-trade.

Residence, by reference to which the character of inhabitancy is to be determined (see above, and also Rex *v.* Collinson, 12 East. 342), has been defined in the case of Rex *v.* North-Currey (4 B. & C. 953), "to denote the place where an individual " eats, drinks, and sleeps, or where his family or " his servants, eat, drink, and sleep."

2nd.—The stock to be rated must be locally situate and visible within the parish in which its owner resides.—Earby's case (2 Bulst. 354), Rex *v.* Shepherd (1 B. & A. 109). It must not only be productive, but must be capable of being proved to be productive.—Rex *v.* Macdonald (12 East. 324).

3rd.—It appears that it is not all the productive stock-in-trade which an inhabitant may be possessed of that is liable to the rate. It is only the clear liquidated surplus, after payment of all the owner's debts, which is considered to constitute his ability. "If personal property be rateable, it is " not to be done at random, and to leave the party " rated to get off as he can; but the officer making " the rate must be able to support what he has " done by evidence. And no surplus property can " be rated but the clear liquidated surplus after " paying all his debts."—Rex *v.* White (6 T.R. 777). Personal property, with reference to the poor rate, was defined by Lord Mansfield in Rex *v.* Shalfleet (2 Burr. 2001), "the surplus of a man's estate and " effects after payment of debts, the maintenance " of his family and necessary expenses." It is laid down that a trader may deduct the interest of borrowed capital, that being in the nature of an incumbrance upon his goods.—Rex *v.* Dursley (6 T.R. 53).

4th. The determination of the rateable value of stock-in-trade is the chief subject of difficulty. The Parochial Assessments Act, which prescribes the rule for estimating the annual value of the various hereditaments, the subjects of occupation, and liable in that character to the poor-rate, has evidently no application to stock-in-trade, the nature of which does not admit of its being let at a rent. It is, however, clear that the valuation of such stock-in-trade as may be rateable must be made in respect of the profit which may be realised by its means, and not of its total present value as so much capital. Lord Ellenborough says, in Rex *v.* Macdonald (12 East, 324): "Now visible property " in the place, such as stock-in-trade, merely as " being visible, is not liable to be rated, but to " make it rateable it must also be productive; but " the justices have found that it was not productive, " or, what is the same in effect, that it was not " proved to be so to their satisfaction."

Generally, on account of the great difficulty of the subject, extreme caution must be used in determining the rateable value of stock in trade; and this is the more necessary inasmuch as it is incumbent on the officers making the rate to show the grounds of their estimate. In Rex. *v* Topham (12 East 546), Lord Ellenborough says that "when " the question before the sessions is upon the " quantum of the rate, the officers making it must " show the justices some probable ground for the " amount at which they charge the party in the " rate."

5th. It is a rule applicable to the rating in respect of every kind of property, that the rate must show on its face the property in respect of which the rate is imposed. Rex *v.* The Undertakers of the Aire and Calder Navigation (2 B. & C. 713).

The schedule to the Parochial Assessments Act (6 & 7 Will. 4. c. 96) is generally inapplicable to the particulars which will be required to describe the assessment in respect to stock-in-trade. In such a rate the commissioners would suggest that the persons rated should be placed together, either at the beginning of the book or at the end before the declaration; that the entries should be numbered as in the case of the rate on occupiers; that the persons rated should be described as inhabitants, and not as occupiers; that the property should be described as the "property " in respect of which the inhabitant is rated," and that against the name of the inhabitant the situation or locality, and the kind, and perhaps the quantity of stock should be specifically described; that the annual value, or productiveness or profit, should be next estimated; and next, that the rate in the pound should be stated in the head of a column, and the sum assessed placed in that column opposite the inhabitant's name.

Signed by order of the Board,
EDWIN CHADWICK, Secretary.

To the Churchwardens and
Overseers of the Poor.

This circular excited strong protests from various boards of guardians, of which the following examples are given in Appendix A. to the 6th Report of the Poor Law Commissioners:—

CORRESPONDENCE as to the RATING of STOCK-IN-TRADE.

Stepney Union, 10, Church Row,
Limehouse, 18th March 1840.

SIR,

I AM directed by the board of guardians to acquaint you that on considering the subject of the "rating of stock-in-trade," and the observations thereon contained in the recent circular from the Poor Law Commissioners, the board are so convinced of the injustice and impolicy of this description of rating, and of the serious inconvenience that would result from attempts to introduce it, that they feel it their duty to address a strong representation to the commissioners,

urging the importance of endeavouring to procure its abolition by some legislative enactment in the course of the present session.

The board at the same time desire to express the doubts they entertain as to the expediency of giving such extensive promulgation to information of the kind communicated in the circular in question, which they consider to have rendered still more imperative the necessity of the application of a prompt and decisive remedy.

I have, &c.
(Signed) Wm. Baker, Jun., Clerk.

E. Chadwick, Esq.,
Secretary to the Poor Law Commissioners.

Whitechapel Union, 23, Leman Street,
Gentlemen, 19th March 1840.

As requested, I have called the attention of the guardians to the circular of the 6th instant on the subject of rating stock-in-trade.

The guardians are of opinion that the assessment of this class of property will be extremely objectionable; and they also consider it to be an unfair and partial mode of taxation, because the opulent possessor of stock-in-trade will be enabled to evade the rate by non-residence; and they further think that in their district at least it will be impracticable to make an assessment approaching to any degree of fairness or equality.

The guardians respectfully submit that, as the evils incidental to this mode of rating are generally admitted, the commissioners should take the opportunity of introducing a clause in the intended Poor Law Amendment Bill repealing the existing law as it now affects this branch of poor law.

I have, &c.
(Signed) John Smith,
Clerk to the Board of Guardians.

To the Poor Law Commissioners.

Stockport Union, Stockport,
Gentlemen, 19th March 1840.

On the other side I send you a resolution passed by the guardians of the Stockport Union in reference to the consequences which must arise from the decision in Regina *v.* Lumsdaine.

I have, &c.
(Signed) Henry Coppock,
Clerk to the Union.

The Poor Law Commissioners.

Board Room,
18th March 1840.

Present, 10 guardians.

Resolved unanimously,—That the revival of the system of rating stock-in-trade would be attended with very serious consequences. It would be impracticable to make a fair rate, and the attempt would only occasion frequent litigation and much bad feeling in the different townships affected by it.

This board therefore agrees to petition both Houses of Parliament, and also to memorialise the Poor Law Commissioners, in order to obtain a law to prevent the mischiefs which otherwise must arise from the decision in Regina *v.* Lumsdaine.

(Signed) Henry Coppock,
Clerk to the Union.

South Shields Union, South Shields,
Sir, 20th March 1840.

I have read with attention, and, as far as my humble ability goes, weighed well your circular respecting the rating of "stock-in-trade." This subject, as your report justly states, is liable to a complication of difficulties, inasmuch as (notwithstanding the copious explanations laid down in your circular for the government and guidance of the rate makers) I am fearful it never can be executed so as to make a rate legal; and it is to be lamented that in passing the Poors Rate Assessment Act a clause was not inserted therein abrogating entirely the assessment of stock-in-trade. It is a rate, as you are aware, that is not general, as also the rate upon shipping; and where it is, or rather has been in use for a certain period, and the overseers or others who interest themselves in making rates please to omit it (a circumstance which a few years ago occurred in this parish), it matters not if in every other point the rate be legal, this gives a quietus to the rate in case of appeal. Would it not be well for a short Bill to be brought in to abrogate the rating of stock-in-trade and shipping altogether? It is but few parishes comparatively that do assess them to the poor's rate. I speak from lengthened experience both as an overseer in my own right, as an assistant overseer under 59 Geo. III, and from the observations I have made since my appointment as relieving officer to the South Shields district in this union. I never in my time had either ships or stock-in-trade liable to assessment; therefore you may readily judge I have no interested motive but that of, if possible, getting the rates made so perfect, that in the event of an appeal when the overseer has made out his case on principle, the appellant, as a last resource, brings forth the imperfections of the rating of ships or stock-in-trade. This, in court, I have experienced as an overseer; and I feel perfectly convinced that those who have the making of rates never can surmount the difficulty of rating stock-in-trade so as to stand the test of an appeal. In the instance of this parish (upon the books), the amount of stock-in-trade and shipping assessment was productive to the amount of 800*l.* per annum for the maintenance, &c., of the poor. A certain set of select vestrymen who were interested in ships and stock-in-trade got into power, and they without any ceremony struck it out, and this sum had of course to come upon such as myself who were householders only. This occurred about five years ago, and I hold that the parish of South Shields has not made a legal rate since, and I doubt not but you will agree with me that when an overseer is aware that he is not upon sure grounds he is apt to make allowances and reductions that are a serious loss to the parish rather than go to the session.

I trust you will excuse the liberty I thus have taken, but they are the offspring of a warm and sincere advocate to an improvement to the New Poor Law Bill in all its ramifications, amongst which I hold the rating not to be the least.

I have, &c.
(Signed) Thomas Wilson.

E. Chadwick, Esq.,
Secretary to the Poor Law Commissioners.

N.B.—I have just learnt that there is not a single parish in Northumberland, and but three in the county of Durham, assess stock-in-trade; these two counties will, I think, be an average specimen of England and Wales.—T.W.

Salford Union, Town Hall, Salford,
Gentlemen, 21st March 1840.

I am directed by the board of guardians to forward you the annexed extracts from the minutes of the proceedings of the weekly meeting of the board, held on the 21st instant.

I have also to acknowledge your letter of the 19th instant, relative to the rating stock-in-trade, which came to hand whilst the board were sitting.

I am, &c.
(Signed) John Hope,
Clerk to the Guardians.

To the Poor Law Commissioners,
&c. &c. &c.

"Ordered,—That the report of the committee meeting of the 16th instant be sent to the Poor Law Commissioners by the clerk, viz.:—

"The board of guardians of the Salford Union have received a communication from the Poor Law Commissioners, dated Somerset House, 6th of March 1840, on the subject of the declared legality of assessing to the poor's rate 'stock-in-trade.'

"The board feel themselves called upon to express their strong opinion of the injustice, impolicy, and general impracticability of making such assessments on "stock-in-trade.'

"It has been the practice in this part of the country to assess to the poor's rate all property (and such only) as comes under the general term 'the freehold,' that is, such property as is usually let or capable of being let by landlord to tenant.

Appendix A. XXXIII.

"The term 'the freehold' having been held to apply in some cases to steam-engines fixed within mills, factories, &c., steam-engines, including mill-gearing, have been brought under assessment in this union during the last few years, after a long continued opposition on the part of the ratepayers.

"This board is of opinion that no further extension of rating can be equitably carried into effect; that all subordinate machinery and tools, being personalty do not come within the proper range of rateable property, and that if, further, it is meant that stock-in-trade, being goods contained in warehouses and shops, should be so rateable, there would be no end to the confusion and injustice which would arise.

"This board therefore strongly recommends to the Poor Law Commissioners, to move the Legislature for such an alteration of the law as may limit the assessment to the poor's rate, to such property as is usually included under the term 'the freehold.'

"This board will most gladly render its best assistance towards the attainment of this object, by petitioning Parliament respecting it, on the recommendation of the Poor Law Commissioners."

Bermondsey Union, Bermondsey,
26th March 1840.

GENTLEMEN,

I AM directed by the governors and directors of the poor of this parish, with whom the making the rates for the relief of the poor is placed, to acknowledge the receipt of the board's circular letter of the 6th instant, on the subject of the rating of stock-in-trade.

The contents of such letter have been the subject of consideration at a general meeting of the governors and directors, convened for the purpose of taking it into consideration, and I have been directed to represent to your board the unanimous feeling that prevailed of the impracticability of carrying into operation with fairness and justice, any rate upon stock-in-trade or other personal property, in a manufacturing district like that of this parish.

With this conviction on their minds, the governors and directors desire me further to submit to the consideration of your board the necessity that exists of procuring some legislative enactment repealing the existing law on the subject, and to express their hope that your board will see the expediency of procuring such a step to be taken for the security of those with whom the making of poor's rates is entrusted.

I have, &c.
(Signed) B. DREW, Clerk,

To the Poor Law Commissioners,
&c. &c. &c.

Strand Union,
14th April 1840.

GENTLEMEN,

I AM directed to transmit you the following extract from the minutes of the weekly meeting of the board of guardians of this union held this day :—

"Resolved unanimously, that the revival of a law become obsolete from its impracticability, and the enforcement of which would lead to infinite vexation and difficulty, is highly to be deprecated.

"The rating of stock-in-trade, and the leaving out other personal property, would be manifestly unjust, and inasmuch as the profits of a man's trade can by no inquisitorial process be accurately and equally ascertained, this board is of opinion that it ought to be abandoned.

"That the Poor Law Commissioners be respectfully requested, as the centre of rating operations, to urge upon the Government the propriety of repealing a law so impolitic and unequal."

I have, &c.
(Signed) JAMES CORDER,
Clerk to the Guardians.

To the Poor Law Commissioners,
&c. &c. &c.

Stoke-upon-Trent, Parish Office,
3rd April 1840.

GENTLEMEN,

HEREWITH you will receive a copy of resolutions passed at a meeting of the guardians, specially called to consider your circular relative to the rating of stock-in-trade, and I have particularly to request your immediate attention to the subject. I am perfectly satisfied that it is totally impracticable; and unless some decisive legislative enactment is brought forward to repeal the rating of such property, no guardians will be found to carry on parochial business, and no rate can be collected for the relief of the poor. Mr. Copeland, who was present at the meeting, suggested that a clause might be introduced in the Union Workhouse Bill now before the House of Lords.

I have, &c.
(Signed) THOS. GRIFFIN, Jun.

To the Poor Law Commissioners,
&c. &c. &c.

COPY of RESOLUTION passed at a MEETING of the GUARDIANS held 1st of April 1840.

"This board having received a circular from the Poor Law Commissioners stating the fact of a decision having taken place at the Queen's Bench (Regina *v.* Lumsdaine), that stock-in-trade is liable to be assessed for the relief of the poor, and seeing the injurious effects which would arise to the parish from an appeal against the present mode of rating, or from any attempt to carry this decision into effect. Resolved unanimously :—

"That it is the deliberate opinion of this board that to rate personal property to the relief of the poor would be unjust in principle, inquisitorial in its operation, and in fact would, in this parish, be impracticable.

"That these views be transmitted by the clerk to the Poor Law Commissioners, with the earnest request of the board that they will suggest some plan whereby the Legislature may relieve them from this difficulty which the board considers would be fatal to the working of the Poor Law Amendment Act in this parish."

Poor Law Commission Office,
Somerset House,
7th April 1840.

SIR,

THE Poor Law Commissioners acknowledge the receipt of your letter of the 3rd instant, forwarding a copy of the resolutions relating to the rating stock-in-trade, passed by the board of guardians of Stoke-upon-Trent on the 1st instant.

The Poor Law Commissioners request you will refer the board of guardians to the minute of the Commissioners on rating stock-in-trade, dated the 28th ultimo, and contained in the accompanying copy of the official circular for the 4th instant.

The Commissioners do not think that the difficulty which attends the rating of stock-in-trade ought to prevent the collection of the rate for the present, since whether the rate does or does not include stock-in-trade, it can be enforced until quashed or amended, notwithstanding it be appealed against.

Signed by order of the Board,
GEORGE COODE,
Assistant Secretary.

To Thomas Griffin, Jun., Esq.,
Clerk to the Guardians
of Stoke-upon-Trent.

Parish Office, Stoke-upon-Trent,
18th April 1840.

GENTLEMEN,

I BEG to forward you a copy of resolutions passed by the guardians of this parish at a meeting held on the 15th instant.

I have, &c.
(Signed) THOMAS GRIFFIN, Jun.

To the Poor Law Commissioners,
&c. &c. &c.

Spittals Workhouse.

At a meeting of the Guardians held 15th of April 1840.

"Resolved unanimously,—That this board, while it respectfully acknowledges the attention of the Poor Law Commissioners to their communication, regrets that their reply gives them no reason to expect that they will take any steps to bring about a change in the law complained of.

"That this board, as the executive of the parish in the management of its parochial concerns, would be wanting in its duty did it not express its opinion on the impracticability and injustice of rating stock-in-trade to the relief of the poor, and petition the Commons House of Parliament to alter the law without delay.

"That Messrs. J. Ridgway, L. Abington, and J. R. Bale be a sub-committee to prepare such petition against the next meeting.

"That the clerk be instructed to forward a copy thereof to the chief bailiffs at each township in the district, in order to call the attention of the inhabitants to this important subject."

On the 28th of March 1840 the Commissioners wrote the following minute on the question, which is also published in the same report:—

MINUTE of the POOR LAW COMMISSIONERS, explanatory of the object of the foregoing Circular.

28th March 1840.

The Poor Law Commissioners have recently received several communications relative to their circular letter of the 6th instant on rating stock-in-trade, which express a strong opinion against the expediency of rating that species of property.

The object of the Commissioners in the letter in question was not to express any opinion respecting the expediency or inexpediency of the rating of stock-in-trade, but to explain to parish officers, as well as the Commissioners were able, how they were to act upon the recent decision of the Queen's Bench in Reg. *v.* Lumsdaine; to guard them against extending that decision beyond its proper limits; and to point out to them the numerous precautions which they ought to observe in proceeding to carry it into effect.

The Commissioners did not think that it was consistent with their duty to express any opinion upon the expediency of the law as recently laid down by the Court of Queen's Bench when they were giving instructions to the parish officers as to the mode in which the law so laid down was to be carried into effect. If the Commissioners had expressed any opinion on this subject, they would have been inclined to concur with the remarks of Lord Mansfield in Rex *v.* Ringwood, as to "the wisdom of not rating stock-in-trade," and as to the insuperable difficulties attending the attempt.

Before the recent decision in Reg. *v.* Lumsdaine, the Commissioners had on several occasions dissuaded the rating of stock-in-trade, conceiving that the provisions of the Parochial Assessments Act (relating, as they do, exclusively to hereditaments) countenanced the desuetude into which the rating of stock-in-trade had fallen. (*See* the Commissioners' minute of 14th September 1838.) But since the doctrine of the rateability of stock-in-trade has been deliberately revived by the Court of Queen's Bench in the recent case just mentioned, the Commissioners thought that it was incumbent on them, as exercising a general superintendence over the administration of the laws connected with the relief of the poor, to furnish the parish officers with such advice respecting the practical measures for rating stock-in-trade as the Commissioners were enabled to collect from the reported decisions of the superior courts of law. If the circulation of this advice should lead to a more general comparison of the advantages and disadvantages attending the rating of this species of property, and if the subject should thus be brought under the consideration of the Legislature, the Commissioners would see no cause for regret in these effects of the course which they have thought it their duty to pursue.

On page 43 of their Seventh Annual Report the Commissioners say:—The promulgation of the decision in The Queen *v.* Lumsdaine directed attention to the rating of stock-in-trade throughout England and Wales, in the greater part of which the practice had never before been known; and the representations of dissatisfaction at the introduction or revival of the practice were so numerous and forcible, and the extent of the inconvenience which must evidently have attended the giving of general effect to the decision was so great, that we thought it necessary to address to your Lordship a further report upon the subject on the 14th of May 1840, in which we stated in more detail than on the former occasion, the anomalies in the law as it then stood, and the difficulties and the injustice necessarily attending its application. We subsequently received your Lordship's instructions to prepare a Bill to exempt inhabitants of parishes from liability to contribute to poor's rates in respect of stock-in-trade, and, with the assistance of Her Majesty's Attorney-General, we prepared a Bill accordingly. The measure passed; but its operation was extended only to the 31st of December in the present year. It was understood that the measure was thus made a temporary one in order that Parliament might be able, by means of a Select Committee, to re-consider in a more general and connected manner the subject of rating, which had recently been affected in many very material respects by Acts of Parliament and decisions of the courts of law operating in modes which had not been anticipated.

The following is a copy of the report of the 14th of May 1840, to which reference is made in the above paragraph:—

RATING STOCK-IN-TRADE.

COPY of a REPORT from the POOR LAW COMMISSIONERS to the Marquis of Normanby, on the Expediency of an Alteration of the Law in respect to the Rating of STOCK-IN-TRADE; dated 14th May 1840.

Poor Law Commission Office,
Somerset House,
14th May 1840.

MY LORD,

IN our Report to your Lordship, dated the 30th April, we explained the present state of the law respecting the rating of stock-in-trade, and the steps which we have taken for instructing the parish officers as to the performance of their duties in accordance with the recent decision of the Court of Queen's Bench, in the case of Reg. *v* Lumsdaine.

Since the date of that Report, the attention of Parliament has, as we perceive from the Papers of the House of Commons, been directed to the subject, and we therefore propose to submit to your Lordship a fuller statement of the existing law and the changes in it which appear to be desirable, than are contained in our Report of the 30th ultimo.

The observations which we are about to make are not confined to the poor rates. The county rates, the borough and police rates, the highway rates, and the whole system of local taxation either form part of the taxation nominally imposed for the relief of the poor, or are immediately founded upon the assessment to the poor rate. Any evil in the imposition of the poor rate is therefore multiplied in all the local taxes, and any extension of the poor rate to any kind of property not before burdened with it is practically an extension to the same property of the burden of all the other local taxes.

The statute of Elizabeth, upon which the system of taxation to the relief of the poor is founded, renders three classes of persons liable to the rate:—

1st. The parson or vicar, defined by the name of his office.

2nd. The occupiers of land or of buildings, or of other species of real property.

The description of the property perfectly identifies this class of ratepayers.

3rd. The other inhabitants.

The third class is not distinguished by any other words of description. It is on the use of the word "inhabitants" that the practice of rating stock-in-trade is founded. Like the rest of the ratepayers, the "inhabitants" are to be rated according to their ability.

For a century and a half after the passing of the statute the liability of inhabitants to be rated for personal property was not agitated. The rate had been laid universally on the tithe-holders and on the occupiers of the real property subject to the rate; but whether it was owing to the small relative value of stock-in-trade in the rural districts, or to other causes, the liability of inhabitants to be rated in respect of their stock-in-trade was not established for more than a century and a half after the passing of the statute of Elizabeth. Lord Mansfield, in the earlier cases before him, with the other judges, resolutely denied the general liability, and required a custom to be proved in each parish, in order to legalize the rate. Lord Mansfield strongly insisted on the impossibility, as well as the impolicy, of making the rate; and he described many of the anomalies, and anticipated most of the practical difficulties which have since been experienced.

The general liability was, however, finally established by Lord Kenyon; and a practice of making rates on stock-in-trade was extensively adopted in the clothing district of the west and south-west of England after long contest and litigation, in which the interests of the declining manufacturers unsuccessfully opposed the interest of the occupiers of land, and the owners of tithes. A tax so heavy as the poor rates were in this district (which after the commencement of the practice of rating stock-in-trade rapidly became one of the most pauperised in England, the pauperism constantly increasing as the manufactures declined), must have operated very disadvantageously in diminishing the inducements to the application of capital, and may reasonably be supposed to have had a large share in turning the scale (notwithstanding the long possession by these districts of this staple industry, their superior skill, their proximity to the ports of London and Bristol, and their equal advantages in possession of coal), in favour of their rivals in the north of England, where industry was not subjected to the like burden.

The practice of rating inhabitants for their stock-in-trade was adopted but very partially as regards the whole of England and Wales, but when once adopted, had usually been continued until the passing of the Parochial Assessment Act in August 1836. As that Act prescribes a criterion for rating real property and is silent on the subject of personalty, it was supposed to discountenance the rating of stock-in-trade, and the practice of rating it was generally abandoned where it had before existed. The question having, however, been again agitated, the case of Reg. *v.* Lumsdaine came before the Court of Queen's Bench for decision and that Court has again affirmed the general liability of inhabitants to be rated in respect of stock-in-trade.

Since this new promulgation of the law, attention has been excited to the subject in parts of England and Wales where the practice was before unknown. The inevitable difficulties of the subject will necessarily produce great irregularities in the application of the law with the consequent contests and litigation between the manufacturing and landed interests; and the most correct application of the law must produce great derangements in the profits of trade.

To prevent those evils, and the impediments which extensive litigation would create to the administration of the law generally, it appears to us that some legislative interference during the present Session would be of great benefit; and it is with a view to the passing of some measure on the subject that we have determined to present to your Lordship the following short statement of some of the anomalies in the law as it now exists.

By the statute of the 43rd Elizabeth, the relief of the poor was to be provided for by taxation of every inhabitant, according to the ability of the parish. The courts have decided that these words make an inhabitant rateable in respect of stock-in-trade.

But any rich possessor of stock-in-trade may escape the tax at his pleasure; it is only the poorer inhabitants who cannot escape the tax. If the owner's concerns are sufficiently extensive to allow of his warehousing his stock-in-trade in a parish in which he does not reside, or if he is sufficiently opulent to reside out of the parish where his stock is kept, he, not being a resident inhabitant there, is not rateable; thus, three partners carried on business upon premises in which their foreman and his family resided, but they themselves resided in another parish; they were held not rateable—R. *v.* N. Currey, 4 B. & C. 953.

The owners of ships, packet-boats, &c., in places where these are rated, contrive to escape the tax by taking up their residence out of the parish of the ship's home. A shipowner, whose ships were registered at Liverpool, and who had warehouses and a counting-house in the parish of Liverpool, but resided in a different parish, was held not rateable for his ships—R. *v.* Liverpool, 8 East 455.

The tax is thus commonly escaped by the opulent owners of stock-in-trade who do not reside in the parish in which their stock lies. The escape from the rate of a large stock would indeed often be more than sufficient to pay the expense of a country residence; but to the poorer owners of stock, who must reside in the place of their business, the tax is inevitable.

Even amongst persons of exactly the same condition, the operation of the tax is strikingly unequal and anomalous; thus, of several partners one resided on the premises; he alone was rateable as an inhabitant for his share of the stock, to the extent of his interest in it—R. *v.* Gosse, 7 B. & C. 60.

The persons thus escaping the rate on their stock-in-trade, in the parishes where it is kept, cannot be taxed for it in the parishes where they reside—Earby's Case, 2 Bulst. 354; 1 Bott. 124.

Again, stock of one kind makes an inhabitant liable; stock of another kind does not; thus the stock-in-trade of common brewers and maltsters cannot be taxed, because, as it is said by the courts, it cannot be sufficiently ascertained—R. *v.* Ringwood, Cowp. 326.

Again, household furniture is not rateable, R. *v.* White, 4 T.R. 771, although an obvious source of ability in the hands of a lodging-house keeper, a family hotel keeper, or an upholsterer letting furnished houses. Thus the tax operates capriciously and as a discriminating tax against some kinds of stock-in-trade or industry, and in favour of others.

Another source of inequality in the imposition of the tax is contained in the rule laid down by the courts, that the profit is not to be presumed, but must be proved, and that it is not on the whole profit made, but on what is in excess after payment of all debts—R. *v.* White 4 T.R. 771.

The rate on land, houses, &c., is laid on the reasonable net annual value, but this rate on stock-in-trade is only to be laid on what the overseers can prove to remain after payment of debts. Thus he who can conceal his profits from the overseers, and he who by his imprudence is involved in debt, escapes a burden which will be thrown upon his neighbours, the nature of whose business or whose openness of dealing does not allow concealment, or whose prudence keeps them out of debt.

Another anomaly in the interpretation of the statute is the distinction between the kinds of "ability" by which inhabitants are rendered liable. Inhabitants are to be rated in respect of their "ability"; now although nothing is said in the statute about stock-in-trade, the courts decided that profits derived from stock-in-trade constitute a rateable ability; but the courts also decided that other kinds of personal profits do not constitute a rateable ability; thus furniture, money, stock in the funds, money lent on real security, the profits of manufacturers (as of silk throwsters), where the materials wrought up may not be the manufacturers' own stock, salaries and professional earnings (however large the ability constituted by them), have been decided not to constitute a rateable ability of an inhabitant. We refer to these decisions, not as being in themselves objectionable, but as tending to show how capricious has been the operation of the tax, which has no fixed relation either to persons or to income.

Thus although inhabitants without distinction are by the statute of Elizabeth made rateable according to their ability, it will be seen that by the decisions of the courts one class only of inhabitants is made rateable; that even within this class the liability is unsettled, capricious, and unequal; that other classes, though of equal ability, are excepted; and that the test of the ability in respect of which inhabitants are to be rated, that is to say, the amount of actual profits after provision for payment of debts, is most difficult to ascertain.

To apply the law of rating to lands, houses, and other objects of occupation, is comparatively easy, and the rule for rating these objects according to a reasonable estimate of their net annual value, renders it unnecessary to institute inquiry into the personal concerns of the ratepayer, and makes an evasion of the tax by concealment of profits impossible.

But the rate on stock in trade, dependent on the amount of profit as before described, cannot be made without minute investigations into the concerns of individuals; investigations so difficult, and the results of which are so fallacious, that a right conclusion can scarcely be obtained, while to the ratepayers every inequality, the result of a wrong estimate, is a subject of dissatisfaction necessarily begetting disputes and litigation.

From these difficulties, and from a desire to avoid appeals, another kind of injustice has ensued in places where stock-in-trade has been rated. Those who could most successfully conceal their profits, or could most easily reside elsewhere, or keep their stock away from the parish, have been able to make the best terms with the overseers, to which terms, rather than lose all, the overseers and other inhabitants are compelled to submit; and as an inducement to avoid appeals by such as might be supposed to be capable of appealing successfully, it has been the practice of overseers to

set the rate at sums which, being much below the true amount of the liability, were likely to be undisputed by the ratepayers and which the overseers were certain of being able to prove.

There is good reason to believe that there is no parish in the kingdom in which the overseers have ever been able fully to carry out the law. The instances which have come to our knowledge of attempts to carry it out, have been instances of compromise, and fully justify Lord Mansfield's enlightened views as to the impossibility of carrying the rating of stock-in-trade into effect. His Lordship's views appear to be still entertained in the manufacturing districts, and in other parts of the country; since the recent communications on the rating of stock-in-trade, which we have received, generally express a stronger sense of the impracticability of the law than of its injustice or impolicy.

It would appear to be unnecessary for us to make any remarks upon the general policy of a tax operating so unequally, affecting some trades and some classes of traders with inevitable burdens, from which others are exempt, without any other reason for the difference than the merely accidental variety in the ease with which the tax can be imposed in one class of cases, as compared with the other. But it is proper to call your Lordship's attention to the fact, that the tax, as yet, has never been imposed on the parishes in the greater part of England and Wales, and is practically unknown in the districts which have become the great modern seats of manufactures. Thus its extension to these would operate with all the disturbing effects of a new tax, and with an effect which we are not prepared to estimate, but which may be considerable in changing the relations of our trade and manufactures, both as regards other parts of Her Majesty's dominions (as Scotland and Ireland) where no such tax can be laid, and as regards the competition of our countrymen with the trade and manufactures of other countries.

On the other hand, as the tax has not yet been practically laid on these districts, the repeal of the law would not deprive the landed interest of any benefit now enjoyed by it in the taxation of the commercial and manufacturing classes. The repeal of the liability would leave the whole class of ratepayers in those districts in their existing relative position. In the districts in which the practice of rating stock-in-trade formerly prevailed, and has been recently resumed, the alteration, by the total repeal of the liability, would be comparatively small, on account of the limited extent to which the liability has hitherto from the causes before adverted to, been capable of being enforced.

It is likewise important to remark that rates are made by the parish overseers, who are unpaid officers, acting only for a single year, and therefore not likely to possess or obtain the skill, or to bestow the labour which would be requisite for so difficult a task as that of making a fair and legal rate upon stock-in-trade.

It has been sometimes suggested as desirable that the practice of rating inhabitants for stock-in-trade should be confined by legislative enactment to the places in which it has already been carried into effect.

If this suggestion should be adopted, it would be right to couple it with another, namely, that the rate should be made only in the same proportions to the actual profits as hitherto. For, as we have before stated, the practice has been such as to allow of a large escape of profits from the rate, and if ever a rate should be made in any place on the whole amount of profits legally liable to the rate, such a rate would to the extent of this difference be a new rate on the trade of the place; this provision, however, from the difficulty of discovering the proportion between the amount of profits which have been rated, and the amount of the true rateable profits, would be difficult of application.

We think that it would be most beneficial to repeal altogether the effect of the word "inhabitant" in the statute of Elizabeth. Hitherto no inhabitants, simply as inhabitants, have been rated other than the possessors of stock-in-trade, but inasmuch as stock-in-trade was affected, with its liability, above a century and a half after the passing of the statute of Elizabeth, and as the words of the statute would undoubtedly admit of a much wider signification than has yet been attributed to them, there is still danger that it may at some time or other have a wider practical effect given to it. It appears to us to be better to prevent such an extension than to postpone the remedy until the evil has arisen, especially as this can now be done without any derangement beyond the repeal of the liability to be rated in respect of stock-in-trade.

It would, however, be sufficient for the immediate purpose to repeal specifically the liability of inhabitants to be rated in respect of stock-in-trade.

Before we close the present report we think it right to add that neither the repeal of the general liability of inhabitants to be rated according to their ability, nor the repeal of their specific liability to be rated in respect of their stock-in-trade, would at all affect the question now pending before the Court of Queen's Bench in the case of Regina *v.* Capel concerning the extent of the respective liabilities to be rated of tithe owners and of occupiers of land.

We have, &c.
(Signed) John G. S. Lefevre.
Geo. Nicholls.
Geo. C. Lewis.

The Most Noble the Marquis of Normanby,
&c. &c. &c.

The first reference to this question which seems to have been made in Parliament in the year 1840 was made by Sir Robert Peel on the 11th of May 1840, in which, after setting out the inconveniences which had arisen from the decision in Regina *v.* Lumsdaine, and the great difficulty of properly rating stock-in-trade, he asked whether it was the intention of the Government to recommend Parliament to interfere and pass a measure to reconcile the conflicting decisions of the Court of Queen's Bench, and to satisfy the public mind upon the point, whether stock-in-trade ought to be rated.

In reply the Attorney-General (Sir John Campbell) explained the advice which he should certainly give the Government, and which he had no doubt would be followed. He thought that a Bill ought to be introduced immediately to apply a remedy, and expressed his opinion that the existing state of the law ought not to continue, for it forced a most inquisitorial research into the private affairs of individuals. His recommendation would be either that a separate Bill should be introduced, or that a clause should be inserted in some Bill during its progress through the House, to make that custom which had prevailed by universal consent a part of the law, and to declare that stock-in-trade should not be rated to the poor rates, and consequently not to the county rate or any other rate. (Hansard. Third Series. Vol. LIII., p. 1367.)

On the 22nd of May 1840 a discussion on the same question was raised in the House of Lords by Lord Portman, who moved for a copy of the letter addressed by the Poor Law Commissioners to the churchwardens and overseers of the several parishes within the country, relating to the subject of rating stock-in-trade, and recommended that a separate and distinct measure on the subject should at once be brought in. He also expressed his opinion that it would be better to do away with the charges on the person as prescribed by the Act of Elizabeth. In the discussion which followed no exception was taken to the proposal to exempt stock-in-trade from rating. The Duke of Richmond urged that if the stock-in-trade of the shopkeeper was not to be rated, it would be unfair to rate the stock-in-trade of the farmer. He said "the land was rated already, and "it was therefore most unfair to rate the stock, with-"out which the land would be worth little or nothing." (Hansard. Third Series. Vol. LIV., p 499.)

A Bill dealing with the subject was read a first time in the House of Commons on the 18th of June 1840, and a second time on the 22nd of June without discussion. (Hansard. Third Series. Vol. LIV., pp. 1261 and 1381.) It passed through Committee on the 23rd of July after a short debate, in which the only opponent of the Bill was Mr. Goulburn, who maintained that it would press hardly on the owners of tithe, and would inflict great injury on other species of property. It was read a third time on the 27th of July 1840, without discussion. (Hansard. Third Series. Vol. LV., pp. 931 and 1023.) On the following day it was read a first time and on the 31st of July a second time in the House of Lords without discussion. On the 4th of August the Marquis of Normanby on behalf of the Government moved that the order of the day for going into Committee on the Bill be read in order to be discharged, as there were some words in the last clause of the Bill which had occasioned very considerable doubt whether they did not carry the exemption provided for by the

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Bill much further than was originally intended. Lord Portman at the same time mentioned that a right rev. prelate, who had been obliged by illness to leave the House, had consented to the arrangement on the condition that the Bill to be brought in should be merely temporary. On the following day, the 5th of August, Lord John Russell in the House of Commons obtained leave to bring in the Bill for the Act which is now in force, exempting the inhabitants of parishes from liability to be rated as such in respect of stock-in-trade or other property. The Bill was brought in, and read a first time, and the Standing Orders having been suspended, it passed through all the other stages in that House without discussion, and was read a first time in the House of Lords. On the 6th of August it was read a second and third time in the House of Lords without discussion. (Hansard. Third Series. Vol. LV., pp. 1067, 1163, 1246, 1279 and 1343). The following is the text of the Act, which has since been continued annually:—

3 & 4 Vict. c. 89.

An Act to exempt, until the Thirty-first day of December, One thousand eight hundred and forty-one Inhabitants of Parishes, Townships, and Villages from Liability to be rated as such, in respect of Stock in Trade or other property, to the Relief of the Poor.

(10th August, 1840.)

"Whereas by an Act passed in the forty-third year of "the reign of Queen Elizabeth, intituled 'An Act for "the Relief of the Poor,' it was amongst other things "provided, that the overseers of every parish should "raise, by taxation of every inhabitant, parson, vicar, "and other, and of every occupier of lands, houses, "tithes impropriate, propriations of tithes, coal mines, "or saleable underwoods, in the said parish, in such "competent sum and sums of money as they shall think "fit, a convenient stock of necessary ware and stuff to "set the poor on work, and also competent sums of "money for and towards the relief of the poor not able "to work, and also for the putting out of poor children "to be apprentices, to be gathered out of the same "parish according to the ability of the same; and "whereas by another Act passed in the session of "parliament holden in the thirteenth and fourteenth "years of the reign of King Charles the Second, "intituled 'An Act for the better relief of the poor of "this Kingdom,' the provisions of the said Act of "Elizabeth were extended to certain townships and "villages: And whereas, by reason of the provisions of "the said Acts, it has been held that inhabitants of "parishes, townships, and villages, as such inhabitants, "are liable, in respect of their ability derived from the "profits of stock-in-trade and of other property, to be "taxed for and towards the relief of the poor, and it is "expedient to repeal the liability of inhabitants, as "such, to be so taxed." Be it therefore enacted by the Queen's most excellent Majesty, by and with the advice and consent of the Lords spiritual and temporal, and Commons, in this present Parliament assembled, and by the authority of the same, that from and after the passing of this Act it shall not be lawful for the overseers of any parish, township or village to tax any inhabitant thereof, as such inhabitant in respect of his ability derived from the profits of stock-in-trade or any other property, for or towards the relief of the poor: Provided always, that nothing in this Act contained shall in anywise affect the liability of any parson or vicar, or of any occupier of lands, houses, tithes, impropriate, propriations of tithes, coal mines, or saleable underwoods to be taxed under the provisions of the said Acts for and towards the relief of the poor.

II. This Act shall be in force till the thirty-first day of December in the year of our Lord one thousand eight hundred and forty-one and that from the said thirty-first day of December this Act, and all the provisions herein-before contained, shall absolutely cease and be of no effect.

In the January following the passing of this Act the Marquis of Normanby, the then Home Secretary, called upon the Poor Law Commissioners to prepare a statement of the condition of the law relating to the Poor's Rate and other local taxes. The result was an elaborate report by the Commissioners dated the 1st of June, 1843, commonly known as "The Report of the Poor "Law Commissioners on Local Taxation." In this report *inter alia* they recommend "that the exemption "of inhabitants in respect of stock-in-trade and other "personal property from the poor's rate should be made "permanent, and that the exemption should be extended "to all the other local rates." *See* page 88 of their report.

The Select Committee of the House of Lords appointed to inquire into the burdens on real property and the impediments to agricultural transactions, caused by the then existing system of excise duties, poor laws, and local taxation, in their report in 1846, make no recommendation on this subject. But another Select Committee of the House of Lords appointed to consider the laws relating to parochial assessments in their report of 1850 (Parliamentary Paper, No. 150) state "That until some mode is found, in which the value of "such descriptions of property as are commonly called "stock-in-trade, can be defined with sufficient accuracy "to enable the overseer to maintain a rate in cases of "appeal, it will be necessary to continue to exempt such "property from its legal liability to assessment." They also report "that any plan for the assessment of personal "property in aid of the rates levied on real property "requires to be considered in minute detail (and "specially with regard to the allocation of the money "so raised) before any opinion can be formed thereon."

Very valuable evidence on the subject of the rating of personalty and on proposals to make local expenditure of various kinds a national charge was given before this Committee by Sir George Cornewall Lewis, who was then in Parliament, and who had been one of the Poor Law Commissioners (*see* pages 3 to 39 and 313 to 325 of that Report). It is impossible within the limits of this memorandum to summarise this evidence; but the following extracts from it may be of service to the Commission:—

"Looking to the question of the rateability of personal property with reference to the agricultural interest, it is very uncertain whether they would be gainers by the rating of stock, generally, if the farmer's stock was rated as well as the stock of the tradesman." (Page 6.)

"33. If the farmer's capital that is now employed in agriculture were subjected to parochial rates, would those rates virtually and substantially be paid by the landlord?

"I have no doubt the effect would be that greater deductions from the rent would take place; the result simply would be an additional rate, coming from the same source as at present."

"34. Consequently subjecting the farmer's profits to parochial rating would, in reality, be an additional charge upon the landlord's rent?

"Yes, it would have that effect, so far as it would lead to any increased taxation of the farmer, as compared with other ratepayers in the same parish; but I am disposed to think, that even if farmer's stock and tradesman's stock were both rated, the practical effect would not be very considerable, for this reason, that in most rural parishes the only property which would be liable to rating would be land; and as between the different occupiers of land it would be perfectly immaterial whether you rated the farmer's stock, or whether you left the stock all out of the rate, provided you impose the rate upon the same principle upon each, the tithe-owner would decidedly be a gainer, if there were much stock of any sort within the parish; but as between the different farmers in the parish the effect would not be great; and I am disposed to think, that, taking the whole country through, the alteration of the law with regard to rating the farmer's stock and the tradesman's stock would have very little practical effect, much less than people usually suppose. The great effect would be in semi-rural parishes, in suburban parishes, in parishes which partly consist of houses and partly of land. In these there would be, no doubt, a considerable alteration; but then you would have a set-off, because the tradesman's stock would be assessed, and the farmer's stock would be assessed and the only persons who would gain would be the occupiers of dwelling-houses and the clergyman. With reference to the occupiers of dwelling-houses, I would say that there is no class of persons, if I had to make the law, whom I should be so unwilling to relieve as that class. I believe the Scotch Board of Supervision have decided very justly to put the highest amount of rating upon the occupiers of dwelling-houses, upon the assumption that the income of the occupier of a dwelling-house bears a larger proportion to his rateable value than the income of any other class. I confess I should be very much disposed to agree with them; and if any alteration were made with reference to the law of rating, there is no class of persons who appear to me less to deserve consideration. I would ask, what equity would there be in relieving the

occupiers of houses in Grosvenor Square at the expense of the tradesmen in Bond Street, or what equity would there be in relieving the occupiers of the great clubs in St. James's Street, or the occupiers of houses in St. James's Square, at the expense of the tradesmen of Piccadilly or Pall Mall? I can hardly conceive any shifting of burdens which would have less to recommend it in the way of equity."

"25. The Committee may infer from your evidence that your opinion is—that the practical difficulty of levying a rate upon personal property constitutes an insuperable objection to it?

"Certainly; that is my opinion; I never heard of any mode by which it would be practicable to levy a parochial rate upon personal property." (Page 14.)

"In the evidence which I gave on a former occasion, I attempted to lay before the Committee the circumstances in the working the English Poor Law and the other laws founded upon the English Poor Law, which showed a difficulty of imposing a parochial tax upon personal property; I illustrated that difficulty by a reference to decisions with regard to the rating of stock-in-trade, and the decision that was come to with respect to farmers' stock; I also showed that no attempt had been made to rate money or securities for money. As to the rate upon stock, there is a peculiar difficulty in determining the principle according to which the rate shall be assessed; but with regard to money, there is much greater facility of imposing a rate; for example, if a person has 1,000*l.* in the funds, which produce a known interest every year, it would be fair to say that you would impose a rate upon that interest. The same argument would apply to money invested in mortgage or any other real security. There is a facility for rating the produce of money which does not exist in the case of stock; therefore it might be said that an attempt ought to be made in equity and justice to impose the local rates upon money. I did not advert to this question upon the previous occasion, because I wished to confine myself as far as possible to those practical questions which had arisen under the law of rating. But in going into more general considerations it will be proper not to omit that part of the case. The difficulty of imposing a local rate upon money seems to me to arise in this manner, that money cannot properly be said to have any definite locality. In order to impose a parochial tax, it is necessary to be able to identify the locality of the property upon which the tax is imposed. With regard to money, there is great difficulty in fixing the locality to which the money shall be chargeable. I will take the liberty of putting a case, which I think must be admitted to be not an extraordinary one. We will suppose that a person occupies a house in London, and also a villa at Wimbledon, or at Richmond, that he is the owner of an estate in Sussex, where he has a house and a garden, and perhaps a farm, all in his own occupation, and that he is, besides, the owner of an estate in Lincolnshire, where he has a house, and also a park in his occupation. We will further suppose that he is the owner of 10,000*l.* in the funds and 5,000*l.* in real security; it may be assumed that the 10,000*l.* and the 5,000*l.* each produce an ascertainable yearly sum. The question would then arise to which of the different parishes in which he is rated are you to allow the benefit of those annual sums. It is quite clear there can be no reason for selecting one parish rather than another; if he is the occupier of hereditaments in different parishes, and it is necessary to make a distribution between those parishes, upon what principles is that distribution to be made? Is it to be made according to his rateable value in each parish, or according to the total assessment in each parish, or according to the expenditure of each parish? In short, what is the principle according to which the distribution is to be made? The answer to that question is one which I have never yet heard made satisfactorily, and it is in the difficulty of giving a satisfactory answer to that question that the practical objection to rating money appears to me to consist." (Pages 313 and 314.)

"Those who impose the tax for local expenditure naturally confine their attention to property which is situated within the district over which the expenditure is to extend, and the moment they attempt to go beyond that district they are met by very serious difficulties in practice. The difficulties which arise have been shown by the operation of the law of rating in Scotland. In Scotland the law of rating includes what is called means and substance, means and substance being all species of property, so that the poor rate in Scotland has included both personal and real property. Now, I am anxious to call the attention of the Committee to the manner in which the law of Scotland has worked. I will take the liberty of reading a short passage from the first Annual Report of the Board of Supervision for the Relief of the Poor in Scotland; it gives an account of the operations of the Commissioners who were appointed to administer the amended Scotch law. They say, 'According to the 'law of Scotland previous to August 1845, the principle 'of rating on means and substance was recognised in 'all assessments for the relief of the poor.' The Committee will observe, that means and substance includes every species of personal property. They then proceed to say, 'Whether it be from the influence of this law 'or from a belief in the justice of the principle on 'which is founded, the general feeling in Scotland 'certainly is that every man should contribute to the 'support of the poor in proportion to his means.' Now this was the way in which that principle was practically worked out:—'The old law proposed to effect 'this object by direct inquiry into the circumstances 'of the whole inhabitants of a parish. Owners of 'lands and heritages were assessed according to the 'annual value of their properties, and, if residing 'within the parish, were also liable to be assessed on 'any means and substance other than lands and heritages which they might possess. Each individual 'not being an owner of lands or heritages was assessed 'in the estimated amount of his means and substance. 'The burden of proving that he did not possess so 'much as he was assessed upon was thrown upon him, 'for the power of estimating and assessing or stenting 'the means, rested, in the first instance, exclusively 'with the administrative body, or with assessors or 'stent-masters appointed by them. To enable him to 'prove his objection to the assessment it might be 'necessary to expose his whole affairs to parties who 'were not bound to secrecy, and this not once, but 'every year, or as often as an assessment was im-'posed.' This is a description of the manner in which the old law of Scotland with reference to rating means and substance was acted upon. The report states that the general feeling of the country was in favour of rating every man in proportion to his means, but, notwithstanding the feeling in favour of that principle, we shall see what difficulties arose in its application. 'When commerce increased, and the state of society, 'as well as the transactions of individuals became 'more complicated, the inconvenience of this mode of 'proceeding produced attempts to arrive at a proxi-'mate estimate of the means and substance of indi-'viduals, without a direct and frequent investigation 'of each man's circumstances.' So that it appears that the mode to which it was necessary to have recourse in order to ascertain the personal means of each individual was not by a Government officer, who was sworn to secrecy, but a man's neighbour, perhaps a shopkeeper or a farmer in the parish, putting an arbitrary value upon his personal property, and leaving the party rated to prove that it was not the true value. That was the manner in which the law was carried into effect. An alteration has been made in the mode of rating in Scotland which has introduced a new principle; it has enabled the parochial boards to take the option of selecting one out of three modes of rating. The first of those modes is exclusively upon real property, and is described thus:—'One-half of the assess-'ment may be imposed upon the owners and the other 'half upon the tenants or occupants of all lands and 'heritages within the parish rateably according to the 'annual value of such lands and heritages.' This plan is very similar to our mode of rating, but it includes the owner as well as the occupier. The other two modes include rating means and substance, according to certain proportions. Now, it is important to see what has been the effect of the change because the law of Scotland, as it existed from about the time of Queen Elizabeth, or a little earlier down to the year 1845, recognised the rating of means and substance, and therefore there was the practice of the country in addition to an unaltered law. In the year 1845 the practice of the country being to rate means and substance and the feeling of the country as is stated by the Commissioners, being in favour of the principle upon which the law was founded, yet the practical difficulties of carrying that principle into effect were so great, that it was found desirable to give the parishes the option of adopting other modes of rating; and we shall see what has been the conduct of the parochial boards when the offer was made to them of other modes of rating. I will read an extract from the last Annual Report of the

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Board of Supervision dated August 1849. They state, 'In the 880 parishes and combinations in Scotland the 'funds for the relief of the poor are now raised in the 'following manner:—'First mode'; (that is to say), rating the owners and occupiers of lands without rating means and substance; 'first mode with classification'; that is in reference to a circumstance which, if the Committee wish I can explain presently; 'first mode, 'with classification, 92; without classification, 407; 'making together 499; according to the second mode, '34; and the third mode, 40, according to established 'usage, 52.' The second and third modes include means and substance; these numbers make altogether 625 assessed parishes in Scotland. So that out of 625 assessed parishes 499 have voluntarily repudiated the mode of rating means and substance since the year 1845, and only 74 assessments have been made according to the old law of rating means and substance. That change has taken place in rather less than five years, and, as far as I am aware, has been done entirely from the voluntary decision of the parochial boards themselves.

"4. Was the rate upon personal property confined to personal property within the parish, or did it extend to personal property without the parish?

"I believe that in Scotland any personal property which a person possesses is liable to the rate, no matter where it is situated: I have heard of cases where a person was assumed to be worth some hundred thousand pounds, and was rated accordingly, and was left to appeal and to prove that it was not the proper amount. Of course the result might be that such a person would pay nearly the whole rate of the parish. I have heard that persons have actually sold property in Scotland on account of the large rate imposed upon them in respect of personal property not situated within the parish. The inference which seems naturally to arise from these facts is, that however desirable and equitable it may be to impose a parochial tax upon a person in proportion to his means, those means, including both real and personal property, the practical difficulties of assessing such a tax are so great as to be nearly insuperable. We have, moreover, the practice of the English courts, who, in construing the Act of Elizabeth, have limited the words to 'real property;' though it is quite clear that the words have merely by the construction of the court been so limited, being sufficiently ample to include personal property if there had been any practical facility for rating it; while in Scotland where there was a practice of rating personal property, after that practice had existed for two centuries, it has been found so inconvenient, that although the general feeling of the country was in favour of rating all species of property, 499 parishes, as compared with 74 parishes, have preferred the simple mode of rating houses and land within the parish. There is one peculiarity in the Scotch mode of rating which I would wish to advert to: The Committee may remember that the first class which I read was divided into two parts; it is called the first mode with classification and without classification; that refers to a peculiarity in the Scotch law of rating of which we know nothing in England, viz., they divide the property into certain classes, and they put a different proportion of the rate upon different sorts of property. I have here a detailed account for each parish in Scotland of those varieties, but it is unnecessary for me to trouble the Committee with the details; I can give the Committee a general idea of the practice. We will assume a suburban parish which contains part of a town, with a rural district attached. We will first take the dwelling-houses, which will be entered in the rate book at 100 per cent.; then we will take the shops, we will suppose them to be rated at 75 per cent.; then we will take the manufactories, and put them down at 50 per cent.; and then we will take agricultural land, and put that down at 35 per cent. An equal rent is then imposed upon all those values; the result, of course, is, that a certain classification of different species of property takes place. The occupier of a dwelling-house pays considerably more in proportion to its annual value than the occupier of a manufactory or agricultural land. This is the mode of rating which is recommended by the Scotch Board of Supervision; they introduce it as far as they are able, and in some cases they have gone so far as to disallow rates upon the ground of their being equal rates, which, to a person accustomed to the English law, sounds very strange; for in England it is a ground of appeal against a rate that it is not an equal rate.

"5. Is the rating value, as it is in England, the specific value of the land or the net income?

"The rateable value in Scotland is, I believe, similar to the rateable value in England; it is the net annual value of land.

"6. Repairs are deducted from houses?

"Yes, I believe it is done in the same manner as in England; there seems to be less litigation in Scotland about assessment than there is in England; they appear to settle matters more amicably; but I believe the assessment is made in the same manner where the rate is imposed upon the occupiers of heritages; but the proportions for different classes of property may be taken, and then the rate is imposed equally on the whole, and the result is that it produces a sort of approximation to a parochial income tax. There is no doubt that, generally speaking, the income of the occupier of a dwelling-house bears a larger proportion to the rent of that dwelling-house than the income of the occupier of a farm bears to the annual value at which he is rated; and, therefore, in adopting this mode you approach as nearly as you can to the principle of an income tax, without going into the income of each individual. This is the mode of rating which Sir John M'Neill, who is the chief member of the Board of Supervision in Scotland, and who is extremely able, and has devoted much attention to the subject, informs me he thinks is the most equitable and the most practicable mode of rating that can be devised, and his opinion is that it has given great satisfaction in Scotland as far as it has been carried into effect.

"7. That amounts to its being the most equitable way of assessing means and substance?

"It is the nearest approximation to a parochial income tax which can be made." (Pages 9 to 11.)

The minutes of evidence before this Committee also contain some interesting evidence as to the various modes of rating for the relief of the poor in Scotland by Sir John McNeil, G.C.B., the chairman of the Board of Supervision for the relief of the poor in Scotland.

The following are extracts from that evidence:—

"The original mode of assessment in Scotland was upon means and substance, that is to say, in burghal parishes according to the means and substance of the whole of the inhabitants, and in rural parishes half upon the owners of lands and heritages and the other half upon the whole of the inhabitants according to their means and substance. . . . . The means and substance of our statute I believe to be but an equivalent for the term 'ability,' as used in the statute of Queen Elizabeth, either with the hope of making it more definite, or because it was a term better understood in Scotland. The principle of assessment in both countries was originally that of assessing according to ability." (Pages 365 and 366.)

"In the first instance there was a very strong disposition to assess upon means and substance. In Scotland the disposition now is to regard that as the fairest mode of assessment; but experience of the practical inconveniences and difficulties accompanying it has deterred many parishes from following it out." (Page 367.)

"I think that in Scotland the feeling of the country is that every man ought to contribute to the relief of the poor in proportion to his ability to do so; and I think that that feeling is probably founded upon a Scriptural view of the subject, regarding it as an act of charity. Undoubtedly, whatever it is founded on, that is the feeling which prevails in Scotland, that every man ought to contribute to the relief of the poor according to his means. In Scotland all the systems of assessment which have been adopted have been attempts to arrive at that result without the inconveniences of a direct assessment upon means and substance." (Page 379.)

"Do these practical difficulties and inconveniences arise from any peculiarity in the existing law, or are they difficulties and inconveniences necessarily inhering in the attempt in any form to assess means and substance?

"I think they are difficulties necessarily inhering in the attempt to ascertain what a man's means and substance are. I may, perhaps, best explain the inconvenience by giving a short account of a very important case in which the matter was most fully discussed, and which was before the Board of Supervision very lately. It was the case of the city parish of Glasgow, the largest and perhaps the wealthiest parish in Scotland; that parish, up to the year 1839, had been assessed under the old law as a burghal parish, on the means and substance of the whole of the inhabitants. The

inconveniences which were felt when transactions became more complicated, as commerce increased, led the parochial board to come to Parliament in that year for a local Act to exempt them from the operation of the Scottish statutes, which left them no alternative but to assess on means and substance. After an inquiry by Committees of both Houses of Parliament, of which, however, I doubt whether the evidence was ever printed, as I have not been able to find it, both Committees reported in favour of the local Act empowering the magistrates to assess in a manner very closely corresponding with the first mode described in the statute; that is, upon the owners and occupants of real property. When the recent Act was passed in 1845, the parochial board resolved to continue to assess according to their local Act of 1839-40, but in 1847 the parochial board passed a unanimous resolution to assess upon means and substance. I had very great apprehensions of the practicability of carrying out that mode of assessment in such a parish as Glasgow; but the parochial board being unanimous, and no ratepayer in Glasgow having raised his voice against it, I thought it my duty to advise the Board of Supervision to concur in the change; this year, after a severe contest, which has produced a good deal of contention in Glasgow, and after a keenly contested election of members to be returned to the parochial board, the majority has resolved to change the mode of assessment from means and substance to rental again. After a very mature examination, and a very careful investigation of the whole circumstances, the Board of Supervision thought it their duty to concur in that change. One of the circumstances which most weighed with us in inducing us to concur in the change back to rental was that in the three years during which the assessment on means and substance was levied in Glasgow they had accumulated an unrealised arrear of 80,000*l.* upon an expenditure of between 50,000*l.* and 60,000*l.*; more than that, the parochial board, having authority under the law to enforce the disclosure of his circumstances by every ratepayer who disputed the sum on which he was assessed, had not, from the odium of the measure, ventured to carry out the law in that respect; the consequence was that the amount to be paid by each individual became a matter of arrangement and compromise between him and the parochial board. They did not venture to enforce to law to compel him to divulge his whole affairs, because they were satisfied that public feeling would have been against them. It therefore became a most dangerous state of things when the sum to be paid by each ratepayer was not the sum assessed upon him or not the sum which could legally be enforced, but was a sum which was a matter of arrangement between him and the committee of the parochial board. The Board of Supervision, therefore, felt that there was great danger of abuse in such a state of things, as well as great danger of the poor being neglected with such an enormous arrear of rates uncollected; those are the kind of inconveniences and difficulties which are encountered in working out, in a complicated state of society, and where the means and substance of individuals are continually fluctuating, a direct assessment upon means and substance.

"2666. Does an assessment upon means and substance amount to the same thing precisely as an assessment upon income, from whatever source derived?

"There are two modes of assessing upon means and substance. In effect, as regards ratepayers so assessed, it is assessing upon income from whatever source derived (as our courts of law have hitherto interpreted it), including the profits of business, professional incomes and income from all sources. But there are two modes of assessing upon means and substance, by one of which half the assessment is imposed upon the owners of real property, and the other half upon the inhabitants according to their means and substance. By the other, the third mode of assessment, it becomes in fact an income tax, because it is imposed rateably upon the income derived from land, and upon the income derived from means and substance; that is, in fact, upon all income.

"2667. Suppose the case of a person of large means resident in two different parishes, both of which are assessed to means and substance; how do you treat that case?

"In that case he makes his election; the law leaves to him the right of election in which of the two he will be assessed on his means and substance; he cannot be assessed on both; he chooses which of the two he will be assessed in upon his means and substance.

"2668. Can he divide his assessment between the two parishes?

"No; he makes his election as to one of the two.

"2680. In endeavouring to ascertain the means and substance of an individual in Scotland, how do you get at the amount of his property in the funds?

"I do not know by what means it is arrived at. According to one law the parochial board may assess him at anything they please; and it is for him to prove that he has not the means, or that he is assessed above what he ought to pay. That he can only prove by a complete exposition of his whole affairs."

The difficulties of assessing according to means and substance led in 1861 to the passing of the 24 & 25 Vict. c. 37., by which this method of assessment was finally abolished. The Bill for this Act was brought in by a private Member (Mr. Baxter, Member for Montrose) and passed through the House of Commons without discussion. In the House of Lords it was discussed both on the second reading and in Committee. In moving the second reading the Earl of Airlie stated that he believed that the assessment on means and substance was universally condemned. In opposing the second reading Lord Camperdown stated that some 16 or 17 parishes had not given up the system, but that the Bill would make it compulsory on them to give it up, although they might be sincerely attached to it. The Duke of Argyll said he had no personal connexion with any parish in which that most unfortunate, and, as he deemed it, most unjust assessment, by "means and substance" prevailed; but he strongly objected to it on principle. It was true that the Bill was not a Government measure, but it had received the sanction of the Board of Supervision, the present and the late Lord Advocate, and, he believed, every Scotch Member of the other House. He had not heard anyone advocate the system of assessment on means and substance, which was in point of fact an assessment on income not derived from the parish. (Hansard, Third Series, Vol. CLXIV. p. 582 to 585.)

C. N. DALTON.

20th February 1895.

Appendix XXXIV.

APPENDIX XXXIV.

(Handed in by Mr. Dalton. See Question 42,617.)

On the PROPOSAL that the EXPENDITURE on the RELIEF of the POOR should be made a NATIONAL CHARGE.

The Poor Law Commissioners in their Report of 1834 carefully considered the proposal that the relief of the poor should be made a national charge, and pronounced unhesitatingly against it. Amongst other things they say:—

"Many persons, for whose opinion we have a great respect, have proposed that the relief of the poor should be made a national instead of a parochial charge, and be both provided and administered under the direction of the Government. . . . . There is no change that would have so numerous and so ardent a body of supporters; all the heavily-burdened parishes, and all those which, though still in a tolerable state, foresee, from the annual increase of their expenditure, the ruin that is creeping on them, all the ratepayers who are hesitating between a voluntary exile from the homes to which they are attached, and remaining to witness vice and misery, and encounter loss, and perhaps danger, would hail with transport the prospect of such a relief. Other changes may be submitted to; this alone would have enthusiastic partisans.

"Still admitting the force of all these arguments in favour of a national charge, we do not recommend one.

"In the first place, it is objectionable in principle. To promise, on the part of the Government, subsistence to all, to make the Government the general insurer against misfortune, idleness, improvidence, and vice, is a plan better perhaps than the parochial system as at present administered; but still a proposal which nothing but the certainty that a parochial system is unsusceptible of real improvement, and that a national system is the only alternative against immediate ruin, the only plank in the shipwreck, could induce us to embrace. . . . . If a national system had been adopted 100 years ago, it is probable that our present situation would have been worse than we now find it; that the mischief would have been still more general, and the remedy still more difficult."

Sixteen years afterwards Sir George Cornewall Lewis, when giving evidence on this question before the Select Committee of the House of Lords on Parochial Assessments, said:—

"I have already ventured to state to the Committee my opinion, that whenever there is a question of defraying any particular charge, the presumption always is in favour of making it a national charge, to be defrayed out of the National Exchequer. It is incumbent upon those who maintain the policy of making it a local burden, to prove their case, to show that the particular instance is an exception to the general rule. Those who have to prove that case must, I think, look mainly to two circumstances; the first of which is, whether it is, on the whole, expedient that the particular subject, whatever it may be, should be under local rather than national management; and, secondly, they should look to what is the existing usage in the matter. There are certain subjects in which unquestionably local management is preferable to national management; and the advantages of local management, as compared with national management, may be so great as to outweigh the inconveniences arising from the exclusive incidence of the tax upon real property. The relief of the poor appears to me to furnish one very remarkable example of that state of things, particularly the current relief of destitution as it arises in each parish. If the poor in each parish of the kingdom were relieved by the Treasury, the necessary consequence of that mode of relief would be, that each parish or union would vie with every other parish or union in obtaining the largest possible amount of relief; the operation of this principle was shown upon a large scale in Ireland during the potato famine. The effect of the relief-works, under the Temporary Relief Act, was that each locality made an effort to obtain as large an allowance of the grants as possible for its special benefit. There is no pecuniary interest in any locality to diminish the expenditure under such circumstances. Where the tax is a local one, and the expenditure is managed by the ratepayers, there is an obvious interest in keeping down the expenditure; but where the tax is a general one, the share which each locality contributes to that tax is so impalpable, that the interest of the locality is to obtain as large a sum as the Treasury will grant them in comparison with other localities. At all events, they say, 'If such a parish obtained such a sum, it is 'not fair that we should not obtain an equal sum.' All classes of the community concur in that interest. In the first place there is the pauper class, who naturally seek to obtain as much as they can, whether from the Treasury or from the local ratepayers. The middle classes would join in promoting any appropriation of money which would have the effect of paying the wages of their labourers out of the National Treasury; the shopkeepers would also concur in an application for a grant, which would increase the custom at their shops; and the higher classes of society, landlords and persons of that description, if they found that any grant was likely to be made which would facilitate the payment of rents or tithe, or any other payment due to them, would certainly not be backward in enforcing the application; therefore, there is an interest, in every locality, in obtaining as large a share of the national charity as possible. And wherever that experiment has been tried upon a large scale, its effects have been shown in so very decisive and in so very immediate a manner, that the experiment has not been of very long duration; and, therefore, we have not the experience of many years, in any case, to refer to. But it cannot be doubted, that such a system would lead to an enormous increase of the burden of maintaining the poor; and that it would ultimately impose upon all the local inhabitants a much larger sum in the shape of national taxation than they would otherwise pay in the shape of poor rates. Moreover, it would lead to a most extensive demoralization of the working classes; it would go very far to disorganise society, and to disturb all those relations between the working and the other classes of society upon which internal peace and good order rest.

(*Q.*) "What system do you allude to, which is to produce all those evil effects?

(*A.*) "The system which I allude to is the payment of the current relief to the poor out of the National Treasury.

(*Q.*) "Out of the Consolidated Fund?

(*A.*) "Yes. I allude to such a system as was pursued in Ireland under the Temporary Relief Act, and such a system as was pursued for a short time in Paris in the national workshops under the revolutionary government. That system, in my view, if made the habitual and legal mode of relieving the poor in this country would lead to such consequences as I have attempted to describe."

These arguments apparently induced the Committee in their Report, while stating "that the relief of the "poor is a national object towards which every de- "scription of property ought justly to be called upon "to contribute, and that the Act of 43 Eliz. c. 2. "contemplated such contribution according to the "'ability' of every 'inhabitant,'" at the same time to report "that although several items of union and "county expenditure are charged, and other items "may be conveniently made chargeable on the Con- "solidated Fund, it is not expedient that the general "maintenance of the poor should be provided for out "of that Fund."

The same considerations may be presumed to have weighed with the Select Committee of the House of Lords on the Poor Laws in 1817, when they reported as follows (pages 9 and 10 of their Report):—"Upon the subject of the general mode of "assessment for the relief of the poor, the Committee "are of opinion, upon the fullest consideration, that "nothing can tend to keep the present system of the "poor's rates within reasonable bounds, but that the "assessment should continue to be levied upon those "who are immediately interested in the disbursement, "and who from present knowledge of the character "and situation of the individuals, are best enabled to "judge of the justice of their claims and the extent of "their wants, in cases of application for relief."

APPENDIX XXXV.

RETURN of the LAND TAX originally charged to each County in England and Wales in 1798, and the Net Quota remaining chargeable in 1892–3.

(*Handed in by Mr. F. L. Robinson. See Question* 45,246.)

Land Tax Quotas, 1798, as per s. 2. 38 Geo. III. c. 5.	£ s. d.	£ s. d.	Deduct Amounts originally charged in respect of Offices and Pensions, Personal Estates, &c. (now repealed). £ s. d.	Gross Quota of 1798 charged on Lands and Tenements in 1892–3 (per s. 2. 38 Geo. III. c. 5.). £ s. d.	Redeemed and exonerated. £ s. d.	Net Quota per Charge Duplicates, 1892–3. £ s. d.
County of Bedford.						
For the Town of Bedford	692 11 1					
For the rest of the County	27,862 3 10½	28,554 14 11½	—	*28,559 14 6	11,701 9 10¾	16,858 4 7¼
County of Berks.						
For the Borough of New Windsor and the Castle there.	978 10 0					
For the rest of the County	39,865 9 5	40,843 19 5	226 5 1½	40,617 14 3½	21,487 6 1½	19,130 8 2¼
County of Bucks.						
For the Borough of Bucks, with Borton, Bortonhold, Preben-end, Gawcott, and Lendborough.	613 0 5½					
For the Borough of Wicomb	358 17 6					
For the rest of the County	46,170 13 8½	47,142 11 8	46 16 0½	47,095 15 7½	24,489 5 4¾	22,606 10 2¾
County of Cambridge.						
For the University of Cambridge	100 0 0					
For the Town of Cambridge	2,707 18 1					
For the Isle of Ely	8,008 5 7½					
For the rest of the County	21,878 6 10½	32,694 10 7	244 10 8	32,449 19 11	11,297 0 5	21,152 19 6
County of Chester.						
For the City and County of the City of Chester	1,584 7 0					
For the County	27,014 18 10½	28,599 5 10½	1,114 5 6¾	27,485 0 3¾	9,038 19 11½	18,446 0 4¼
County of Cornwall.						
For the County		31,943 1 0	1,556 13 10½	30,386 7 1½	13,250 13 7¼	17,135 13 6½
County of Cumberland.						
For the County		3,713 18 2½	—	*3,729 8 4½	2,119 15 0½	*1,600 13 4
County of Derby.						
For the County		24,093 19 9½	767 8 7	23,326 11 2½	7,973 12 8½	15,352 18 6
County of Devon.						
For the City and County of the City of Exon	4,708 0 5½					
For the County	77,875 2 10½	82,583 3 4	4,210 9 10½	78,372 13 5½	33,072 18 10¼	45,299 14 7¼
County of Dorset.						
For the Town and County of the Town of Poole	328 2 0					
For the County	32,751 15 10½	33,079 17 10½	1,347 9 0½	31,732 8 10	10,942 5 10½	20,790 2 11½
County of Durham.						
For the County		10,597 14 5½	1,117 6 10	9,480 7 7½	5,905 13 4¼	3,574 14 3¼
County of Essex.						
For the Town of Malden	584 18 0					
For the Town of Colchester	2,845 6 3					
For the Town of Harwich and Dovercourt	403 13 0					
For the rest of the County	85,563 9 5	89,397 6 8	749 18 6¼	88,647 8 1¾	50,120 5 0½	38,527 3 1½
County of Gloucester.						
For the City and County of the City of Gloucester.	1,396 4 8					
For the whole County	45,915 18 4½	47,312 3 0½	608 15 9½	46,703 7 3	22,430 17 9½	24,272 9 5½
Carried forward £						

* The slight difference between this sum and that in the original Act has been in existence for many years past, and its origin cannot be traced.

pendix XXXV

Land Tax Quotas, 1798, as per s. 2. 38 Geo. III. c. 5.			Deduct Amounts originally charged in respect of Offices and Pensions, Personal Estates, &c. (now repealed).	Gross Quota of 1798 charged on Lands and Tenements in 1892-3 (per s. 2. 38 Geo. III. c. 5.).	Redeemed and exonerated.	Net Quota per Charge Duplicates, 1892-3.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Brought forward - - £						
County of Hereford.						
For the City of Hereford - - - -	763 17 4					
For the Borough of Leominster - - -	333 15 8					
For the rest of the County - - - -	19,311 13 8					
		20,409 6 8	376 16 6	20,032 10 2	7,897 19 3	12,134 10 11
County of Hertford.						
For the Borough of St. Alban's - - -	774 2 0					
For the rest of the County - - - -	41,508 10 9¾					
		42,282 12 9¾	685 4 0¾	41,597 8 9	24,376 1 2	17,221 7 7
County of Huntingdon.						
For the Town of Huntingdon - - -	432 12 8					
For the rest of the County - - - -	15,064 12 4					
		15,497 5 0	344 19 8	15,152 5 4	4,801 5 3	10,351 0 1
County of Kent.						
For the City and County of the City of Canterbury.	1,652 0 1½					
For the Town and Liberty of Dover - -	1,923 13 9					
For the Town of Folkestone - - -	144 19 0					
For the Town of Fordwich - - - -	77 8 0					
For the Town of Feversham - - -	519 10 3					
For the Town of Tenterden - - -	863 2 0					
For the Town and Liberty of Sandwich - -	991 16 6					
For the Town and Port of New Romney - -	249 17 0					
For the Town of Lydd - - - -	769 19 6					
For the Town and Port of Hithe and West Hithe.	236 14 0					
For the rest of the County - - - -	75,124 4 4					
		82,553 4 5½	1,999 18 1	80,553 6 4	46,439 6 8¾	34,113 19 7¾
County of Lancaster.						
For the County - - - - - -		20,989 14 6½	1,619 18 10¾	19,369 15 7⅝	9,725 1 10¾	9,644 13 8¾
County of Leicester.						
For the Borough of Leicester - - - -	639 12 0					
For the rest of the County - - - -	34,045 10 1½					
		34,685 2 1½	453 3 10½	34,231 18 3	14,106 1 0½	20,125 17 2½
County of Lincoln.						
For the County with the City and County of the City of Lincoln.		71,907 0 8	1,519 5 2½	70,387 15 5½	21,874 16 5	48,512 19 0½
County of Middlesex.						
For the City of London - - - - -	123,399 6 7					
For Serjeant's Inn in Chancery Lane - -	31 4 0					
For the Inner Temple and Inns of Chancery thereunto belonging.	400 0 0					
For the Middle Temple and Inns of Chancery thereunto belonging.	272 16 0					
For the Society of Lincoln's Inn and Inns of Chancery thereunto belonging.	341 7 6					
For Gray's Inn and Inns of Chancery thereunto belonging.	252 13 4					
For the Palaces of Whitehall and St. James -	30,754 6 3					
For the City of Westminster and Liberties thereof, and Offices executed in Westminster Hall.	63,092 1 5					
For the rest of the County - - - -	107,602 11 7					
		326,146 6 8	90,097 7 11¾	236,048 18 8¾	135,196 16 10½	100,852 1 9¾
County of Monmouth.						
For the County - - - - - -	—	9,812 6 5½	214 3 0½	9,598 3 5½	3,281 2 3	2,317 1 2½
County of Norfolk.						
For the City and County of the City of Norwich	8,518 11 11					
For the Borough of Great Yarmouth - -	2,820 3 1					
For the Borough of King's Lynn - - -	1,814 14 0					
For so much of the Borough of Thetford as lies in the County of Norfolk.	230 0 0					
For the rest of the County - - - -	70,914 6 6½					
		84,306 15 6½	2,487 5 3½	81,819 10 3	21,969 11 11½	59,849 18 3½
County of Northampton.						
For the Town of Northampton - - -	830 7 10					
For the rest of the County - - - -	46,839 3 7					
		47,669 11 5	511 11 4½	47,158 0 0½	19,243 1 0½	27,914 19 0
Carried forward - - - £						

Appendix A. XXXV.

Land Tax Quotas, 1798, as per s. 2. 38 Geo. III. c. 5.	£ s. d.	£ s. d.	Deduct Amounts originally charged in respect of Offices and Pensions, Personal Estates, &c. (now repealed). £ s. d.	Gross Quota of 1798 charged on Lands and Tenements in 1892-3 (per s. 2. 38 Geo. III. c. 5.). £ s. d.	Redeemed and exonerated. £ s. d.	Net Quota per Charge Duplicates, 1892-3. £ s. d.
Brought forward - - - £						
County of Northumberland.						
For the Town and County of the Town of Newcastle-upon-Tyne.	2,580 16 4					
For the Town of Berwick-upon-Tweed - -	145 3 0					
For the County - - - - - -	11,822 18 0					
		14,548 17 4	125 14 3½	14,423 3 0½	6,862 18 4½	7,560 4 7½
County of Nottingham.						
For the Town and County of the Town of Nottingham.	1,614 10 7½					
For the County - - - - - -	25,662 0 2					
		27,276 10 9½	705 14 6½	26,570 16 3	10,148 6 6½	16,422 9 8½
County of Oxford.						
For the University of Oxon - - -	111 17 2					
For the City of Oxon - - - -	3,444 6 3					
For the rest of the County - - - -	35,165 11 4 19/20					
		38,721 15 9 19/20	599 2 9½	38,122 12 11½	15,897 9 11½	22,225 2 11½
County of Rutland.						
For the County - - - - - -		5,525 3 10½	52 3 2½	5,473 0 8	1,396 15 2½	4,076 5 5½
County of Salop.						
For the Town of Ludlow - - - -	226 2 0					
For the County - - - - - -	28,830 17 1½					
		29,056 19 1½	738 8 8½	28,318 10 5	9,821 13 4½	18,496 17 0½
County of Somerset.						
For the County of the City of Bristol - -	7,391 10 8					
For the City of Bath - - - -	443 6 0					
For the City of Wells - - - -	481 17 6					
For the Borough of Bridgewater and Haygrove Tithing.	366 5 0					
For the rest of the County - - - -	63,790 4 4					
		72,473 3 6	2,717 17 3½	69,755 6 2½	27,177 5 7	42,578 0 7½
County of Southampton.						
For the Town and County of the Town of Southampton.	794 10 1					
For the Isle of Wight - - - -	6,273 16 0					
For the rest of the County - - -	47,872 5 0 5/6					
		54,940 11 1 5/6	2,493 16 2	52,446 14 11	27,965 11 9½	24,481 3 1½
County of Stafford.						
For the City and County of the City of Litchfield.	420 19 4					
For the County - - - - - -	26,700 3 10					
		27,121 3 2	1,215 12 7½	25,905 10 6½	10,780 8 0	15,125 2 6½
County of Suffolk.						
For the Town of Ipswich - - - -	2,061 3 6					
For the Borough of Bury St. Edmunds - -	2,106 3 0					
For the Borough of Dunwich - - -	40 3 6					
For the Borough of Eye - - - -	502 0 0					
For the Borough of Sudbury - - -	506 8 8					
For so much of the Borough of Thetford as lies in Suffolk.	79 4 0					
For the rest of the County - - - -	68,211 0 4 2/3					
		73,506 3 0 2/3	1,006 12 3	72,499 10 9	24,039 2 4½	47,560 8 4½
County of Surrey.						
For the County - - - - - -	—					
		66,132 19 6½	1,067 8 5	65,065 11 1½	39,643 1 4½	25,422 9 9½
County of Sussex.						
For the Town and Port of Hastings and Liberties thereof.	378 6 0					
For the Liberty of Seaford - - - -	141 18 0					
For the Liberty of Pevensey - - -	1,088 10 0					
For the Town and Parish of Rye - -	473 18 0					
For the Town of Winchelsea - - -	405 0 0					
For the rest of the County - - - -	57,560 4 4					
		60,047 16 4	1,468 15 6	58,579 0 10	30,894 18 7½	27,684 2 2½
County of Warwick.						
For the City and County of the City of Coventry	2,463 14 9					
For the County - - - - - -	37,325 19 7					
		39,789 14 4	1,429 10 9	38,360 3 7	17,963 8 4½	20,396 15 2½
Carried forward - - - £						

Appendix A. XXXV.

Land Tax Quotas, 1798, as per s. 2. 38 Geo. III. c. 5.			Deduct Amounts originally charged in respect of Officer and Pensions, Personal Estates, &c. (now repealed).	Gross Quota of 1798 charged on Lands and Tenements in 1892-3 (per s. 2. 38 Geo. III. c. 5.).	Redeemed and exonerated.	Net Quota per Charge Duplicates, 1892-3.
Brought forward - - - £	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
County of Worcester.						
For the City and County of the City of Worcester	2,228 17 8					
For the County - - - - - -	31,353 9 3					
		33,582 6 11	13 15 10½	33,568 11 0½	14,803 4 2	18,765 6 10½
County of Wilts.						
For the City of New Sarum, the Close of the same, and Clarendon Park.	1,935 16 6					
For the rest of the County - - -	49,721 11 5					
		51,657 7 11	1,330 8 2½	50,326 19 8½	21,992 14 8½	28,334 5 0½
County of Westmorland.						
For the County - - - - - -		3,045 3 9½	14 6 2½	3,030 17 6½	1,816 11 6½	1,214 6 0½
County of York.						
For the West Riding - - - - -	39,362 1 1					
For the North Riding - - - - -	26,347 19 8					
For the East Riding - - - - -	19,111 2 11					
For the City of York and County of the same City.	4,619 18 8					
For the Town and County of the Town of Kingston-upon-Hull.	2,053 2 4					
		91,494 4 8	3,426 12 5½	88,067 12 2½	48,167 5 9	39,900 6 5½
County of Anglesea.						
For the Isle of Anglesea - - - -		1,633 7 11	97 13 11	1,535 14 0	554 0 7	981 13 5
County of Brecon.						
For the Borough of Brecon - - -	177 19 8					
For the rest of the County - - -	2,873 18 4					
		3,051 18 0	107 3 1½	2,944 14 10½	991 16 9	1,952 18 1½
County of Cardigan.						
For the County - - - - - -		1,372 16 2	94 16 0½	1,278 0 1½	403 8 8½	874 11 4½
County of Carmarthen.						
For the County Borough of Carmarthen - -	229 18 8					
For the County - - - - - -	4,140 3 11½					
		4,370 2 7½	221 9 8½	4,148 12 10½	1,256 13 0	2,891 19 10½
County of Carnarvon.						
For the County - - - - - -		2,337 6 7	64 15 4	2,272 11 3	661 5 9½	1,611 5 5½
County of Denbigh.						
For the County - - - - - -		6,800 0 0	126 9 6½	6,673 10 5½	1,812 15 1½	4,860 15 3½
County of Flint.						
For the County - - - - - -		2,314 17 0	68 0 5½	2,246 16 6½	826 9 0½	1,420 7 6½
County of Glamorgan.						
For the County - - - - - -		7,906 9 10	347 11 11½	7,558 17 10½	2,231 12 8½	5,327 5 2
County of Merioneth.						
For the County - - - - - -		2,432 15 10	9 13 2½	2,423 2 7½	519 13 0½	1,903 9 7½
County of Montgomery.						
For the County - - - - - -		5,852 18 4	0 6 5½	5,852 11 10½	1,586 17 9½	4,265 14 1½
County of Pembroke.						
For the Town and County of the Town of Haverford West.	174 17 4					
For the County - - - - - -	2,997 17 8½					
		3,172 15 0½	283 11 1	2,889 3 11½	1,304 11 6½	1,584 12 4½
County of Radnor.						
For the County - - - - - -		2,692 6 0	30 13 9½	2,661 12 2½	904 19 4½	1,756 12 9½
		£ 1,989,673 7 6¾				
Add fractions of a 1*d.* - - -		0 0 2¾				
		1,989,673 7 10¼*	132,157 17 10½	1,857,535 19 5¾	855,966 6 11½†	1,001,569 12 6¼†
			*1,989,693 17 4			

* *See* Notes for Bedford and Cumberland as to difference of 20*l.* 9*s.* 5¾*d.*
† The assessment on Crown property, about 5,000*l.* per annum, not included.

Inland Revenue
7th December 1894.

C. Turner,
Accountant General.

SUPPLEMENTARY.

Appendix A. XXXV.

STATEMENT showing the Amount of Land Tax redeemed and exonerated in each County in England and Wales subsequent to the Return, dated the 7th December 1893, and up to the 25th December 1894.

County.	Amount.	County.	Amount.
	£ s. d.		£ s. d.
Bedford	18 6 6	Somerset	105 19 3
Berks	67 18 5¾	Southampton	45 19 8¾
Bucks	72 14 3¾	Stafford	40 3 9
Cambridge	12 15 3½	Suffolk	97 2 7½
Chester	106 15 6	Surrey	432 7 6¾
Cornwall	35 9 4¼	Sussex	97 13 0¾
Cumberland	3 2 0¾	Warwick	27 9 5½
Derby	50 4 4	Westmoreland	1 6 3
Devon	178 17 6¼	Wilts	10 19 4¾
Dorset	14 1 9¼	Worcester	66 5 8¼
Durham	3 10 11¾	York, E.R.	30 16 4½
Essex	223 11 10½	,, N.R.	18 19 11½
Gloucester	61 9 7	,, W.R.	62 7 1
Hereford	2 6 4	Anglesey	—
Hertford	102 14 8	Brecon	8 2 9
Huntingdon	7 11 0	Cardigan	0 0 2
Kent	198 8 1¼	Carmarthen	0 18 5½
Lancaster	49 13 7¼	Carnarvon	0 3 0
Leicester	79 11 3½	Denbigh	6 9 2
Lincoln	35 4 10¾	Flint	0 6 9½
Middlesex	2,916 1 7¾	Glamorgan	113 9 6½
Monmouth	14 18 5	Merioneth	0 12 10
Norfolk	132 0 7¼	Montgomery	0 18 11½
Northampton	61 1 11¼	Pembroke	0 0 6
Northumberland	21 9 3	Radnor	—
Nottingham	13 11 10½		
Oxford	71 5 0¾	Total	£5,740 13 0½
Rutland	2 7 3		
Salop	6 2 4		

APPENDIX XXXVI.

Appendix A. XXXVI.

COUNTIES OF ESSEX AND SURREY.

STATEMENT showing the QUOTA of LAND TAX charged on each PARISH under 38 Geo. III. cap. 5, and the amount thereof REDEEMED and EXONERATED to the 25th December 1894.

(*Handed in by Mr. F. L. Robinson. See Question* 45,338).

COUNTY of ESSEX.

Division.	Parish.	Quota.	Amount Redeemed.	Division.	Parish.	Quota.	Amount Redeemed.
		£ s. d.	£ s. d.			£ s. d.	£ s. d.
Malden	All Saints	101 13 9	54 3 8½	Dengie—*cont.*	Tillingham	252 6 0	128 12 8
	St. Peter	269 11 6	203 3 1		Wood Mortimer	80 8 0	55 15 7
	St. Mary	142 12 9	34 16 0		Wood Walter	184 2 0	44 15 3
Dengie	Althorne	140 10 0	83 3 1½	Colchester	All Saints	121 12 0	83 8 0
	Asheldham	83 0 0	61 6 3		Beer Church	79 10 0	—
	Bradwell	358 8 0	208 16 1½		St. Botolph	298 0 0	161 10 0½
	Burnham	334 18 0	248 16 4		St. Giles	239 0 0	131 5 0
	Crixeth	47 16 0	33 10 5		Greenstead	132 0 0	109 1 5
	Dengie	183 4 0	87 14 0		St. James	220 10 0	87 7 6
	Fambridge, North	95 4 0	44 16 6		St. Leonard	127 12 0	49 12 3
	Hazeleigh	58 4 0	4 15 10		Lexden	298 4 0	101 17 7
	Latchingdon	228 8 0	177 11 11½		St. Martin	93 16 0	42 16 10
	Mayland	125 0 0	89 0 0		St. Mary at the Wall	223 10 0	131 5 11
	Middlesnead Hamlet	61 12 0	20 9 5½		St. Mary Magdalen	27 16 0	10 6 0
	Mundon	194 16 0	63 12 1½		St. Michael Mile End	202 0 0	105 16 5
	Norton Cold	61 4 0	24 18 4		St. Nicholas	166 15 0	42 7 2
	Purleigh	291 14 0	104 7 8½		St. Peter	258 4 0	113 4 4
	Runsell Hamlet	89 0 0	16 13 4½		St. Runwald	132 10 0	50 16 0
	St. Lawrence	122 16 0	36 19 3		Holy Trinity	77 12 0	55 19 7
	Southminster	264 16 0	165 8 10½	Harwich	Boro' of Harwich	230 3 9	76 6 1
	Steeple	176 16 0	148 0 0				
	Stow Maries	117 8 0	85 12 5	Dovercourt	Dovercourt	134 13 0	78 6 3

Appendix No. XXXVI.

Division.	Parish.	Quota. £ s. d.	Amount Redeemed. £ s. d.
Barstable	Basseldon	91 4 0	87 5 6
	Benfleet, North	114 16 0	65 4 0
	Benfleet, South	157 12 0	112 9 6
	Bulphan	147 8 0	109 9 3½
	Burstead, Great	384 0 0	137 14 2
	Burstead, Little	104 0 0	48 8 0
	Chadwell	147 8 0	122 4 4
	Corringham	168 12 0	127 14 0
	Doddinghurst	184 0 0	113 19 6
	Doddinghurst List	81 12 0	36 9 8
	Downham	124 15 0	88 9 0
	Dunton	170 0 0	69 1 0
	Fobbing	148 4 0	104 8 10
	Gifford Bowers	146 4 0	95 15 6
	Horndon, East	101 12 0	24 10 0
	Horndon on the Hill	205 7 0	109 3 4
	Horndon, West	86 0 0	0 19 7
	Hutton	151 12 0	104 10 2½
	Ingrave	91 0 0	22 5 5
	Laindon	153 12 0	91 16 0
	Laindon Hills	114 16 0	81 13 9
	Mucking	141 16 0	84 7 0
	Nevendon	62 16 0	33 12 0
	Orsett	368 0 0	198 7 0
	Pitsea	103 8 0	86 0 7
	Ramsden Bellhouse	152 12 0	58 19 1
	Ramsden Crays	83 4 0	46 9 10
	Shenfield	287 8 0	218 0 11
	Stanford le Hope	195 12 0	171 6 8
	Thundersley	89 2 0	54 7 5
	Thurrock, Little	158 16 0	74 18 6
	Tilbury, East	193 8 0	96 17 0
	Tilbury, West	125 0 0	56 6 4
	Vange	78 8 0	41 9 0
	Wickford	111 12 0	65 15 11½
	Raureth Guildable	26 8 0	22 4 0
	Runwell Guildable	19 12 0	11 8 0
Chafford	Avely	195 8 0	125 18 8
	Brentwood	218 4 0	102 2 8¾
	Brookstreet	114 8 0	59 14 8
	Childerditch	114 10 0	3 3 0½
	Cranham	142 2 0	75 13 5
	Ockendon, North	148 16 0	144 6 6
	Ockendon, South	254 0 0	104 2 3
	Rainham	374 1 0	149 15 0
	Stifford	118 16 0	37 13 4
	Thurrock Grays	119 4 0	44 0 9½
	Thurrock, West	149 12 0	63 14 6
	Upminster, North	138 8 0	91 11 6
	Upminster, South	196 16 0	91 3 6
	Warley, Great	220 2 0	96 16 3
	Warley, Little	114 16 0	6 16 10
	Weald, South	260 12 0	137 10 10
	Wennington	183 12 0	109 12 6
Winstree	Abberton	81 8 0	22 12 6
	Fingringhoe	153 2 6	62 19 8
	Lazenhoe	95 16 0	65 16 0
	Layer Breton	84 8 0	10 16 0
	Layer-de-la-Hay	164 16 0	40 4 0
Winstree—*cont.*	Layer Marney	160 16 0	78 2 6
	East Mersea	117 14 0	94 0 0
	West Mersea	171 13 0	63 5 3
	Peldon	178 16 0	114 12 0
	Salcott	28 10 0	18 4 0
	Virley	48 18 0	4 8 0
	Great Wigborough	178 5 0	83 4 0
	Little Wigborough	64 0 0	45 12 0
Lexden (Half Hundred)	West Bergholt	169 10 0	93 6 0
	Birch	193 9 0	132 12 0
	Boxtead	229 10 0	94 4 6
	Dedham	436 3 6	169 10 0
	East Donyland	69 16 0	14 7 2
	East Thorpe	85 13 0	47 4 0
	Fordham	215 2 6	89 3 6
	Great Horksley	220 15 0	96 1 3
	Little Horksley	81 12 0	60 12 0
	Langham	225 10 2	108 17 10
	Mount Bures	122 10 0	72 12 0
	Stanway	161 18 0	115 10 1
	Wivenhoe	218 14 6	138 0 0
	Wormingford	205 0 0	124 0 0
Tendring	Alresford	79 3 0	16 1 8
	Ardleigh	256 11 6	165 6 11
	Beaumont	152 17 0	18 12 0
	Bentley, Great	149 2 0	98 16 10
	Bentley, Little	81 8 0	47 14 10
	Bradfield	106 2 8	48 13 0¾
	Brightlingsea	218 6 0	145 2 3½
	Bromley, Great	157 17 0	96 5 4½
	Bromley, Little	79 19 0	29 0 6
	Clacton, Great	206 18 6	124 3 1½
	Clacton, Little	133 7 0	66 1 6
	Elmstead	162 13 6	127 15 5
	Frating	42 7 0	28 4 0
	Frinton	28 12 0	22 8 0
	Holland, Great	102 3 0	29 16 0
	Holland, Little	18 14 0	15 4 0
	Kirby	189 4 6	106 14 0
	Lawford	179 6 0	114 14 0
	Manningtree	37 1 6	17 15 1½
	Mistley	85 17 0	23 4 4
	Oakley, Great	180 9 0	88 4 0
	Oakley, Little	85 17 0	58 14 0
	Ramsey	243 16 0	178 18 6
	St. Osyth	374 13 8	96 14 10
	Tendring	109 12 0	72 12 0
	Thorp	207 8 0	114 10 4½
	Thorington	87 0 0	31 9 9
	Walton	121 2 0	67 19 3
	Weeley	106 4 0	45 19 0
	Wix	185 19 0	122 4 0
	Wrabness	50 2 0	41 8 0
Rochford	Ashingdon	53 16 0	47 16 7
	Barling	143 4 0	95 4 10
	Canewdon	297 0 0	183 17 10
	Eastwood	209 8 0	126 0 5
	Fambridge, South	64 0 0	51 1 9

Appendix A. XXXVI.

Division.	Parish.	Quota. £ s. d.	Amount Redeemed. £ s. d.
Rochford—*cont.*	Foulness	390 4 0	30 6 2
	Hadleigh	81 0 0	42 17 2
	Hawkwell	68 0 0	16 9 2¼
	Hockley	192 8 0	94 14 1½
	Leigh	138 15 0	57 14 9½
	Milton Hamlet	83 10 0	68 8 0
	Paglesham	148 4 0	19 9 7
	Prittlewell	263 8 0	169 16 4¼
	Rawreth	86 4 0	47 7 10½
	Rayleigh	226 0 0	159 7 11
	Rochford	188 0 0	106 4 4
	Shoebury, North	101 12 0	47 5 4½
	Shoebury, South	86 16 0	17 16 9
	Shopland	62 12 0	8 16 0
	South Church	149 12 0	58 13 10
	Stambridge Great	129 4 0	63 0 11
	Stambridge, Little	50 0 0	28 4 0
	Sutton	62 8 0	38 2 9
	Thundersley Hamlet	24 0 0	4 16 0
	Wakering, Great	241 8 0	88 1 8
	Wakering, Little	156 18 0	108 8 7
	Havengore Marsh	14 0 0	—
Thurstable	Goldhanger	111 12 0	78 3 11½
	Heybridge	129 16 0	89 6 8
	Langford	123 0 5	123 8 0
	Tollesbury	316 18 0	130 11 3¾
	Tolleshunt Darcy	167 14 0	92 19 0
	Tolleshunt Knights	110 18 0	16 19 11
	Great Totham	143 6 0	77 19 8
	Little Totham	80 0 0	30 9 4½
	Wickham Bishop's	112 10 0	104 15 0
	Tolleshunt Major	96 0 0	65 14 6
Lexden	Aldham	149 17 0	36 2 0
	Chappel	103 10 0	59 7 6
	Coggeshall, Great	506 14 6	318 15 2¼
	Colne, Earls	263 18 0	199 4 6
	Colne, Engain	200 18 0	92 13 11
	Colne, Wake	197 4 6	79 14 10
	Colne, White	123 8 0	84 8 0
	Copford	189 13 0	101 2 3
	Fering	287 4 0	227 12 0
	Inworth	88 10 0	51 3 5
	Markshall	49 0 0	49 0 0
	Messing	180 17 11	130 1 4½
	Pattiswick	121 13 0	71 17 5
	Great Tey	229 19 0	185 3 2
	Little Tey	32 7 0	26 15 8
	Mark Tey	105 4 0	47 5 1
Witham	Bradwell	81 12 0	16 12 6½
	Great Braxted	170 5 6	141 16 3½
	Little Braxted	46 12 0	44 19 0
	Chatley Hamlet	126 0 0	33 1 6½
	Little Coggeshall	171 17 6	100 5 7½
	Cressing	193 2 0	112 10 11½
	Fairsted	125 14 0	80 4 0
	Faulkborn	85 12 0	20 8 4
	Hatfield Peverel	391 6 8	331 8 0
	Kelvedon	325 9 0	141 5 8
	Black Notley	172 4 0	52 11 0
Witham—*cont.*	Rivenhill	250 0 0	84 12 0
	Tirling	233 2 0	51 0 0
	Ulting	113 15 0	84 2 2¾
	Witham	519 4 9	275 4 1½
	White Notley	198 18 0	70 6 5¾
Havering	Collier Row	209 8 0	139 5 3½
	Harrold's Wood	238 8 0	160 7 2
	Noak Hill	131 18 0	110 8 6
	Romford Town	406 4 0	231 1 10
	Hornchurch, South	481 11 1	349 9 6
	Hornchurch, North	403 9 3	298 19 7½
	Havering	184 4 0	167 2 2
Beacontree	Barking	419 12 0	281 19 6¾
	Chadwell	166 8 0	134 9 10
	Church Street	529 12 0	443 9 1½
	Dagenham	502 8 0	348 2 9½
	East Ham	627 8 0	565 4 11½
	Great Ilford	500 11 0	362 19 0
	Little Ilford	72 4 0	69 9 9
	Leyton	458 12 0	361 15 2½
	Plaistow	784 10 0	633 10 0
	Ripple	446 4 0	374 2 4
	Stratford	546 10 0	392 14 7
	Wanstead	235 16 0	204 4 10
	Walthamstow	802 16 0	591 11 1½
	Woodford	370 0 0	241 4 2
Hinckford	Asben	154 17 4	132 13 7
	Alphamstone	122 14 6	61 16 0
	Ballingdon	141 0 10	59 18 2¾
	Belchamp Otten	147 17 6	59 7 6
	Belchamp St. Paul	231 5 6	187 4 0
	Belchamp Walter	266 6 0	210 2 0
	Birdbrooke	252 17 0	174 2 3
	Bocking	721 2 8	445 15 4½
	Braintree	524 9 6	294 17 4
	Borley	84 4 0	79 12 4
	Bulmer	253 8 0	160 15 3
	Bumstead Steeple	461 4 6	140 16 7½
	Bure's Hamlet	117 18 0	41 1 3
	Felsted	741 0 8	396 13 6
	Finchingfield	772 0 8	493 3 6
	Foxearth	145 13 0	65 18 0
	Gestingthorpe	247 8 6	129 5 6
	Gosfield	255 19 10	237 5 0
	Halstead	748 19 10	373 3 3¾
	Hedingham Castle	249 5 4	239 2 6
	Hedingham Sible	487 10 6	223 18 0½
	Heney, Great	132 13 8	34 7 9½
	Heney, Little	30 3 10	24 16 0
	Haverhill Hamlet	77 12 0	53 11 2
	Kedington Hamel	83 8 0	35 4 0
	Lamarsh	131 2 0	44 14 0
	Liston	104 14 0	101 17 3
	Maplestead, Great	187 4 0	167 10 0
	Maplestead, Little	81 14 0	61 8 0
	Middleton	77 4 0	63 16 1½
	Ovington	60 6 2	58 8 0
	Panfield	147 12 0	28 15 0
	Pent	187 8 0	102 0 0

Appendix XXXVI.

Division.	Parish.	Quota. £ s. d.	Amount Redeemed. £ s. d.
Hinckford—*cont.*	Pebmarsh	147 0 0	87 12 0
	Raine	179 2 0	60 14 0
	Ridgewell	152 5 0	83 15 0½
	Saling, Great	172 13 0	130 1 0
	Shalford	243 0 2	91 16 0
	Stebbing	433 13 0	108 5 6
	Stamborne	182 4 0	104 4 0
	Stisted	212 2 2	151 0 0
	Sturmer	101 12 8	39 2 0
	Tilbury	100 19 0	80 12 0
	Toppesfield	338 9 4	162 15 9
	Twinsted	75 16 0	27 4 0
	Weathersfield	511 11 4	256 5 8½
	Wickham St. Paul	90 6 0	48 7 0
	Yeldham, Great	185 8 8	134 13 10½
	Yeldham, Little	94 18 0	69 0 0
Freshwell	Ashden	387 1 4	172 3 6
	Bardfield, Great	275 2 6	93 1 3½
	Bardfield, Little	148 0 0	64 8 0
	Bardfield, Saling	92 2 6	31 4 0
	Bumsted Helion	286 11 0	102 9 0
	Hadstock	126 0 0	90 14 6
	Hempsted	313 0 0	40 15 11
	Radwinter	348 3 0	103 0 0
	Sampford, Great	172 3 0	91 8 0
	Sampford, Little	222 8 0	106 8 0
Dunmow	Barnston	143 5 0	103 0 6
	Berwick Hamlet	55 4 0	4 0 0
	Bird's Green Hamlet	80 4 0	23 11 0
	Broxted	269 13 0	213 0 0
	Canfield, Great	239 4 0	102 16 4
	Canfield, Little	135 14 0	100 5 5½
	Chickney	70 2 0	65 4 0
	Dunmow, Great	695 3 10	495 11 0
	Dunmow, Little	180 4 2	119 14 3
	Easter, Good	236 6 0	89 16 0
	Easter, High	421 7 10	253 12 7
	Easton, Great	270 12 0	186 9 0
	Easton, Little	161 4 0	146 6 0
	Lindsell	138 11 0	65 18 6
	Mashbury	72 4 8	16 14 10½
	Pleshey	82 14 0	66 16 0
	Roothing, High	209 10 6	50 2 9½
	Roothing, White	169 15 0	22 15 4
	Roothing, Aythrop	144 9 0	50 16 0
	Roothing, Barnish	70 16 0	65 8 0
	Roothing, Leaden	97 16 0	7 0 0
	Roothing, Margaret	111 0 0	98 15 0
	Shellow Bowells	43 5 0	14 4 0
	Thaxsted	548 18 0	267 14 0
	Tiltey	105 12 0	105 8 0
	Tyrrell's Hall Hamlet	51 16 0	37 16 0
	Willingdale Doe	87 17 0	33 5 9
	Willingdale Spain	109 8 0	79 17 4
Uttlesford	Arkesden	186 13 4	146 9 4
	Birchanger	86 0 0	45 2 0
	Chesterford, Great	215 16 0	139 19 2
	Chesterford, Little	91 8 0	67 2 6
	Chishall, Great	150 4 0	70 4 11½
Uttlesford—*cont.*	Chishall, Little	76 0 0	17 7 0
	Chrishall	132 14 0	115 9 8
	Debden	386 7 0	302 14 6
	Elmdon	147 15 10	109 7 10
	Elsenham	168 10 0	52 16 2
	Hayden	91 14 0	0 4 0
	Henham	226 10 0	201 9 6
	Littlebury	270 7 0	119 1 0
	Newport	227 8 0	179 7 11½
	Quendon	52 6 0	51 14 0
	Rickling	148 4 0	99 8 0
	Stansted Mountfitchet	314 8 6	66 6 0
	Strethall	41 0 0	—
	Takely	280 18 0	174 19 3
	Walden, Saffron	703 15 8	572 4 6
	Wendens	130 9 0	99 18 0
	Wenden Lofts	65 16 0	47 15 0
	Wicken	70 6 0	47 10 0
	Widdington	205 3 0	119 16 1½
	Wimbish	372 12 0	164 15 0
Clavering	Bentfield Hamlet	153 1 0	128 10 0
	Birden	151 16 0	121 13 6
	Clavering	342 14 0	150 16 8
	Farnham	170 4 0	117 12 0
	Langley	123 8 0	7 9 0
	Monewden	244 12 0	208 17 6
	Pledgden Hamlet	85 14 0	70 9 0
	Ugley	142 8 0	47 11 0
Chelmsford	Baddow, Great	462 2 0	254 9 5½
	Baddow, Little	145 15 0	35 16 6
	Blackmore	305 0 0	194 9 6
	Boreham	355 4 0	289 17 6
	Broomfield	175 0 0	92 7 1
	Bicknacre Hamlet	39 4 0	27 0 1½
	Chelmsford	516 17 0	301 10 10
	Chignal, St. James	80 0 0	27 0 0
	Chignal Smealy	39 6 0	32 6 0
	Danbury	115 8 0	52 17 11½
	Fryerning	165 16 0	88 3 3½
	Hanningfield, East	183 12 0	126 4 0
	Hanningfield, South	87 8 0	49 14 0
	Hanningfield, West	237 12 0	125 3 0
	Ingatestone	253 8 0	108 18 5½
	Leighs, Great	83 8 0	10 8 6
	Leighs, Little	77 8 0	23 11 0
	Margaretting	217 4 0	133 0 1½
	Moulsham Hamlet	199 4 0	145 7 8½
	Mountnessing	313 16 0	153 8 5
	Rettendon	223 8 0	129 3 6
	Roxwell	343 7 2	167 8 0
	Runwell	127 12 0	118 8 6½
	Sandon	179 0 0	141 8 0
	Springfield	336 10 0	231 6 7½
	Stock and Buttsbury	339 12 0	132 6 9
	Waltham, Great	661 18 0	316 19 8½
	Waltham, Little	187 4 0	143 14 8
	Widford	56 12 0	44 4 0
	Woodham Ferris	208 16 0	136 4 9
	Writtle	730 2 0	422 8 9

Appendix A. XXXVI.

Division.	Parish.	Quota. £ s. d.	Amount Redeemed. £ s. d.
Ongar	Bobbingworth	179 3 4	76 4 5
	Chigwell	577 2 0	242 6 9
	Fyfield	264 18 4	135 13 6½
	Grinstead	65 15 0	39 8 2
	Kelvedon	201 15 8	66 11 11
	Lambourn	274 13 8	93 1 9
	Laver, High	179 0 2	59 16 1¾
	Laver, Little	97 3 6	51 12 0
	Laver Magdalen	149 17 6	61 12 0
	Loughton	337 14 10	283 7 2
	Moreton	168 14 10	70 0 4
	Navestock	340 15 0	249 19 3
	Norton Mandeville	65 6 2	36 16 0
	Northweald, Bassett	229 2 6	96 7 10
	Ongar, Chipping	154 8 6	61 7 3
	Ongar, High	349 4 10	244 0 7
	Roothing Abbots	87 13 10	0 4 0
	Roothing Belchamp	102 4 2	14 6 7
	Roothing Morele	52 0 2	39 19 2
	Shelley	88 19 4	36 18 8
	Stapleford Abbot	226 16 4	97 13 4
	Stapleford Tawney	173 12 6	119 18 0
	Stanford Rivers	533 8 0	261 12 2
	Stondon Massey	87 12 0	77 4 0
	Thoydon Bois	196 6 2	162 15 0¾
	Thoydon Garnon	431 18 4	310 17 10
	Thoydon Mont	197 1 10	10 16 0
Harlow	Hullingbury, Great	283 13 8	48 8 0
	Hullingbury, Little	127 4 0	39 9 0
	Harlow	539 0 0	394 16 11
	Hastingwood Hamlet	91 8 0	54 16 6
	Hatfield Broad Oak	874 5 10	273 14 4
	Latton	189 6 8	175 2 0
	Matching	275 12 0	87 1 9
	Netswell	186 2 11	80 2 9
	Parndon, Great	215 1 4	137 4 2
	Parndon, Little	72 0 0	26 12 2
	Roydon Town	255 12 0	163 12 9
	Ryhill Hamlet	59 19 0	52 12 0
	Sheering	226 12 0	166 2 5
	Thornwood Hamlet	119 0 0	68 14 7
Waltham	Chingford	348 16 0	297 10 9
	Epping Town	434 17 8	104 10 0
	Epping Upland	255 6 0	90 17 7
	Holyfield	335 9 0	254 2 2
	Nazeing	505 0 0	401 14 8
	Roydon Hamlet	150 8 0	118 16 9
	Sewardstone Hamlet	354 10 0	327 0 9
	Upshire Hamlet	351 6 0	271 19 2¾
	Waltham Town	350 0 0	239 18 4

COUNTY OF SURREY.

Kingston	Kingston	1,399 13 8	751 15 7½
	Richmond	742 11 0	354 0 3
	Petersham	109 0 8	22 18 5
	Ham	173 18 8	56 14 4
	Kew	120 14 8	30 7 10¾
	Hook	44 8 8	14 8 4
	Maldon	167 6 8	46 0 1½
Kingston—*cont.*	Long Ditton and Talworth.	210 10 8	186 13 4
	Cleygate	150 10 8	96 18 6
	Worcester Park	113 6 8	113 6 8
Elmbridge	Stoke D'Abernorn	194 10 2½	67 19 6½
	Walton	537 2 2½	345 2 1½
	Weybridge	251 18 2½	97 8 9¾
	Cobham	418 11 2½	181 15 10¼
	Esher	201 7 6½	89 4 2
	Ember and Weston	202 12 2½	135 6 11
	East Moulsey	121 16 2½	100 16 10
	West Moulsey	75 14 2½	54 8 3
Brixton, West	Battersea	749 10 0	600 18 7¾
	Wandsworth	979 10 0	679 13 0½
	Putney	526 14 4	313 13 0
	Barnes	309 15 10	286 8 9¾
	Mortlake	517 5 3	360 9 9
	Roehampton	135 1 4	92 1 2½
	Wimbledon	421 2 4	357 10 4½
	Merton	284 15 2	247 9 6
	Tooting	130 14 0	107 8 11
Godley	Bisley	62 10 0	15 10 4
	Byfleet	131 2 0	87 14 5
	Chobham	543 14 0	186 5 9
	Chertsey	1,156 8 6	802 14 9
	Egham	680 11 0	436 17 1
	Frimley	158 6 0	74 1 11
	Horsell	213 15 6	94 7 5
	Pirford	130 14 0	24 18 1
	Thorpe	288 5 0	222 17 6
Wotton	Dorking	879 3 4	754 9 3½
	Capel	300 0 0	259 5 11½
	Wotton	213 6 8	192 9 11¼
	Ockley	306 13 4	184 18 10
	Abinger	293 6 8	184 8 7
Reigate	Reigate Borough	218 11 6	215 13 0½
	Reigate Foreign	609 2 0	539 5 1½
	Charlwood	493 0 0	273 2 11½
	Horley	475 10 0	421 2 9½
	Burston	262 2 0	180 8 5½
	Nutfield	205 16 0	131 14 10½
	Merstham	259 4 0	133 15 2½
	Gatton	110 0 0	110 0 0
	Chipstead	165 8 0	84 19 11
	Buckland	176 12 0	171 5 3
	Betchworth	340 18 0	217 16 3½
	Leigh	252 15 0	229 9 1½
	Newdigate Hamlet	128 18 0	109 18 10½
	Kingswood Liberty	67 8 0	42 5 10
Tandridge	Bletchingley	387 2 0	348 4 6
	Caterham	87 10 0	52 3 4
	Chelsham	90 14 0	19 4 4
	Crowhurst	147 2 0	60 9 9
	Farley	39 4 0	37 0 8
	Godstone	392 17 0	222 5 2¾
	Home	159 4 0	106 8 7
	Limpsfield	269 8 0	102 14 0¾
	Lingfield	488 0 0	242 1 5

Appendix A. XXXVI.

Division.	Parish.	Quota. £ s. d.	Amount Redeemed. £ s. d.
Tandridge—*cont.*	Oxted	256 0 0	97 15 0½
	Tilsey	116 0 0	—
	Tatsfield	51 4 0	12 6 5½
	Tandridge	242 14 0	159 6 2
	Warlingham	65 16 0	34 15 6
	Woldingham	20 0 0	2 1 6
Wallington	Croydon	1,444 9 0	1,258 10 1½
	Mitcham	606 0 0	335 14 4
	Carshalton	387 8 0	242 6 3
	Cheam	189 16 0	157 17 4
	Moredon	182 18 0	113 7 5½
	Sutton	173 19 4	105 12 5½
	Beddington	165 10 0	159 4 1
	Wallington	80 1 0	62 14 2
	Coulsdon	175 16 0	128 11 4
	Chaldon	85 10 0	48 5 6
	Woodmanstern	91 8 0	91 8 0
	Addington	105 16 0	105 16 0
	Sanderstead	77 0 0	77 0 0
Copthorne and Effingham.	Ashstead	210 4 4	167 4 3½
	Banstead	178 16 4	108 0 4½
	Great Bookham	207 5 4	113 16 1
	Little Bookham	66 6 0	20 7 0
	Chessington	115 19 0	83 16 9
	Effingham	207 19 0	133 7 0
	Epsom	745 6 3	499 19 4½
	Ewell	342 5 10	263 16 10½
	Fetcham	142 15 0	72 3 11½
	Headley	55 5 0	51 6 0
	Leatherhead	292 9 0	197 0 9½
	Mickleham	139 5 10½	106 4 11
	Newdigate	161 7 0	82 9 8
	Walton-on-the-Hill	99 7 0	59 12 9
Woking	Ash and Normandy	208 16 0	142 18 5
	East Clandon	77 2 0	57 1 6
	West Clandon	84 0 0	26 14 4½
	East Horsley	105 0 0	94 2 6½
	West Horsley	214 19 4	67 17 8½
	Merrow	76 10 0	45 13 3
	Ockham	187 4 0	165 14 2½
	Pirbright	134 4 0	38 11 11½
	Send and Ripley	425 12 2	211 3 2½
	Stoke	317 8 0	240 10 10
	Wisley	64 12 0	45 12 0
	Worplesdon	521 11 1	329 11 4½
	Wanborough	98 0 0	5 8 6
	Woking	678 16 0	328 5 10
	Wendlesham	116 0	67 0 6
Guildford	Trinity Parish	327 13 4	147 16 5½
	St. Mary	296 5 0	146 10 6½
	St. Nicholas	53 4 0	26 8 5½
Blackheath	Albury	262 8 0	66 9 10½
	Alfold	158 4 0	75 17 0
	Bramley	316 1 4	244 6 11
	Cranley	469 14 0	331 9 8¾
	Dunsfold	235 8 0	121 14 3
	Ewhurst	308 8 0	179 7 10
	Hascomb	109 2 0	73 5 9

Division.	Parish.	Quota. £ s. d.	Amount Redeemed. £ s. d.
Blackheath—*cont.*	St. Martha	114 6 0	112 17 8
	Sheire	359 2 0	176 11 7¼
	Shalford	274 17 0	245 17 10
	Wonersh	365 0 0	261 7 6½
Godalming	Artington	276 6 0	144 19 7
	Binscomb	18 16 0	17 12 0
	Cattshall	49 8 0	18 6 0
	Compton	147 16 0	64 13 0
	Chiddingfold	370 8 0	185 6 4
	Eashing	131 16 0	72 11 0
	Farncomb	82 7 0	53 7 3
	Godalming Town	311 1 9	118 8 4
	Hurtmore	34 18 0	16 3 0
	Hambledon	113 1 0	52 13 0
	Haslemere	136 4 0	85 3 10
	Labourn	60 4 0	38 11 9
	Puttenham	113 4 0	94 8 11
	Pepper Harrow	55 18 0	53 10 0
	Shackleford	76 16 0	62 7 10
	Tuesley	48 9 0	20 15 6
	Thursley	208 10 0	53 10 6
	Witley	365 19 8	185 11 9
Farnham	Farnham Town	633 3 0	282 8 3
	Badshot	179 5 2	100 2 8
	Runfold	27 7 0	22 7 0
	Runwick	134 0 0	103 2 0
	Tilford	56 6 0	33 9 4
	Wrecclesham	100 18 0	27 3 11
	Elsted	150 7 0	29 15 9
	Frensham	123 8 2	39 6 1
	Churt	123 8 2	73 5 3
	Seal and Tongham	111 6 0	83 13 9
	Waverley	36 12 0	36 8 0
Southwark	St. Saviour	2,947 6 6	1,401 10 9
	St. Thomas	383 19 0	355 2 6
	St. George	2,798 8 6	1,332 16 0½
	St. John	2,126 0 2	827 10 3
	St. Olave	3,017 4 4	2,147 0 6
East Brixton First Division.	Clink Liberty	2,057 16 0	1,606 0 8
	Rotherhithe	1,918 5 0	975 10 5
	Prince's Liberty	512 5 6	170 3 10
	Camberwell	549 6 0	382 11 0
	Clapham	738 10 3	521 5 9
	Dulwich Hamlet	62 19 0	62 19 0
	Vauxhall Liberty	260 13 9	164 10 11½
	Streatham	512 4 0	484 5 7
	Hatcham Manor	81 15 0	81 15 0
East Brixton, Second Division.	Marsh and Wall Liberty.	971 12 6	695 17 6½
	Christchurch	948 8 6	587 19 0½
	Bermondsey	3,375 14 3	1,828 8 4
	Peckham	531 18 6	386 9 11½
	Bishop's Liberty	473 18 6	174 6 9
	Stockwell	202 12 0	143 9 11
East Brixton, Third Division.	Lambeth Dean Liberty.	428 11 0	401 2 1
	Newington	873 5 6	587 18 11

APPENDIX XXXVII.

Appendix A. XXXVII.

(Handed in by Mr. F. L. Robinson. See Questions 45,339, 45,360.)

SOME EXAMPLES of Parishes in the Counties of Norfolk, Suffolk, Essex, Lincoln, and Wiltshire in which the Rate of Land Tax has been increased within the past 15 years, presumably owing to Agricultural Depression.

County.	Division.	Parish.	Old Rate.	Increased Rate owing presumably to Agricultural Depression.
			s. d.	*s. d.*
NORFOLK -	Freebridge, Lynn	Anmer - - -	0 6½	1 3½
		Babingley - -	1 3	1 9½
		Flitcham - -	0 9½	1 5
		Harpley - -	0 7½	0 11½
		Walton, East -	0 9	1 2¾
		Wolferton - -	0 7½	0 10
	Freebridge, Marshland.	Terrington, St. Clement.	0 4	0 4½
		Terrington, St. John's.	0 5¾	0 6¾
		West Walton -	0 9½	0 10¾
		Wiggenhall, St. Peter's.	0 8	1 0½
	Gallow - - -	Barsham, East -	0 9¾	1 2
		Broomsthorpe -	0 6¾	0 10½
		Houghton - -	0 10½	1 3¾
		Kettlestone - -	0 8½	0 11¾
		Shereford - -	0 11½	1 2
		Tattersett - -	0 6¾	0 10½
	North Greenhoe -	Barney - - -	0 6¾	0 11½
		Stiffkey - -	0 10¾	1 2½
		Warham - -	0 10½	1 4¾
		Wighton - - -	0 8	0 10¾
	South Greenhoe -	Bradenham, East	0 11	1 3½
		Hilborough - -	1 0	2 0
		Houghton-on-Hill	0 10½	1 1½
		Southacre - -	0 5¾	0 10½
	Smithdon and Brothercross.	Barwick -	0 6¾	0 8
		Brancaster - -	0 5	0 6½
		Docking - -	0 6¾	0 8½
		Sedgeford - -	0 9½	0 11½
	East and West Flegg.	Hemsby - -	0 8	0 10¾
		Somerton, East -	0 6½	0 9½
		„ West -	0 6	0 7½
		Trigby - - -	0 6¾	0 9½
	Loddon - -	Alpington - -	0 11	1 4½
		Bergh Apton -	0 10	1 4½
		Hedenham - -	0 9¾	1 4
		Hellington - -	0 10½	1 6
		Kirkstead - -	1 0¾	1 10½
		Toftmonks - -	0 11½	1 6
	Doss - - -	Burston - -	1 2	1 9½
		Frenze - - -	1 0½	1 4
		Gissing - -	0 11	1 4½
		Winfarthing -	0 10½	1 2¾
	Earsham - -	Billingford - -	0 11½	1 4
		Wartwell - -	1 0	1 1½
	Forehoe - -	Barford - -	0 9½	1 5
		Carleton, East -	1 1¾	1 6½
		Crownthorpe -	1 2	1 7
		Hingham - -	0 6¾	0 8¾

County.	Division.	Parish.	Old Rate.	Increased Rate owing presumably to Agricultural Depression.
			s. d.	*s. d.*
NORFOLK *cont.*	Launditch - -	Colkirk - - -	0 10½	1 3½
		Fransham, Great	0 8¾	1 1½
		Kempstone - -	0 7¾	1 5
		Langham - -	0 10½	1 0½
	Mitford - -	Cranworth - -	0 10½	1 1½
		Woodrising - -	0 8¾	1 1½
		Thuxton - -	0 10½	1 3½
		Westfield - -	0 3¾	0 11½
	Wayland - -	Carbrooke - -	0 8½	0 11½
		Rockland, St. Peter.	0 8½	0 11
	Henstead - -	Holverstone -	0 9	0 11
		Yelverton - -	1 2	1 11
	Depwade - -	Forncett, St. Mary	1 6	2 1½
		Morningthorpe -	1 3	1 8½
		Shelton - -	1 5½	2 0½
		Tibenham - -	1 2	1 6½
	Guilt - -	Besthorpe - -	1 0½	1 2½
		Garboldisham -	0 10¾	1 0½
		Welby - - -	1 0	1 2½
		Snetterton - -	0 10½	1 0
	Blofield and Walsham.	Beighton - -	0 5¾	0 7¾
		Hassingham -	0 9	1 2
		Plumstead, Great	0 2½	0 10½
		Witton - - -	0 6¾	0 11¾
	Erpingham, North	Aylmerton - -	0 9	1 0½
		Felbrigg - -	0 6	0 9½
		Suffield - -	0 9	0 11½
		Trimingham -	1 0	1 2
	Erpingham, South	Belaugh - -	0 9	1 1¾
		Hevingham - -	0 4½	0 6¾
		Oxnead - - -	0 7½	1 0
		Saxthorpe - -	0 9¾	1 1¾
	Taverham - -	Attlebridge - -	0 8	1 3
		Frettenham - -	0 6¾	0 10
	Tunstead and Happing.	Barton Turf - -	0 10	0 11
		Hempstead - -	0 11	1 1
		Sco Ruston - -	0 8½	1 0½
		Tunstead - -	0 7	0 8¾
	Eynsford - -	Billingford - -	0 8	0 10¾
		Kerdistone - -	0 10½	1 1¾
		Themelthorpe -	1 3	1 7½
	Clackclose - -	Barton Bendish -	0 7	0 10¾
		Fordham - -	0 8½	0 11½
		Shouldham Thorpe	0 10	1 0¾
		Wormegay - -	0 6	0 9½

Appendix XXXVII.

County.	Division.	Parish.	Old Rate.	Increased Rate owing presumably to Agricultural Depression.
			s. *d.*	*s.* *d.*
Suffolk	Babergh	Acton	1 1	1 5¾
		Boxted	1 4	2 0½
		Brent Eleigh	1 2	1 11¾
		Cavendish	1 6¾	2 4
		Hartest	1 7½	2 0
		Lawshall	1 2½	1 11
		Preston	1 3	2 2½
	Harrismere	Aspall	1 1	1 5½
		Mendlesham	1 5	1 10¾
		Occold	1 1	1 6¼
		Thorndon	1 0	1 7½
	Hoxne	Brundish	1 4¾	2 2
		Monk Soham	1 0¾	2 6
		Southolt	1 8¾	2 6½
		Wilby	1 5¾	2 3
	Risbridge	Burnardiston	1 9¼	3 0½
		Cowlinge	1 5¾	2 4½
		Hundon	1 7¾	2 6½
		Wixoe	2 0	2 6
	Stow	Harlestone	2 2½	3 1
		Onehouse	1 4	2 2½
	Samford	East Bergholt	1 3½	1 6
		Berstead	0 11	1 2¾
	Plomesgate	Cransford	1 3	1 7½
		Parham	1 1½	1 8
	Woodbridge	Ashfield	1 4	1 11
		Clopton	1 1	1 8½
		Kenton	1 8	2 9
		Winston	1 3	1 10
	Blything	Benacre	0 8¼	0 10½
		Chediston	1 3	1 11
		Henstead	0 10½	1 2½
		Huntingfield	1 1½	1 5¼
		Sibton	1 4	2 0½
		Ubbeston	1 3	1 9¼
	Mutford and Lothingland.	Burgh Castle	0 5¼	0 8½
		Herringfleet	0 11	1 1
		Hopton	0 3	0 4
		Rushmere	0 10¼	1 4¾
		Somerleyton	0 5¼	0 6¼
	Wangford	Ellough	1 2½	1 9½
		Redisham	1 4½	2 4½
		Shadingfield	0 11	1 3½
		Weston	0 11	1 4½
Essex	Chelmsford	Chignal, St. James	1 1	1 4
		Leighs, Great	1 0	1 4
		Leighs, Little	1 0	1 7
		Roxwell	1 4	1 8
	Rochford	Paglesham	0 8½	1 1¾
		Foulness	0 8½	1 5
		Wakering, Little	1 2	1 7
		Hockley	0 9½	1 2½
Essex *cont.*	Witham	Notley, White	1 2¾	1 6¾
		Little Tey	1 5	1 7½
		Folleshunt Darcy	0 8½	1 1
		Folleshunt Knights	0 9½	1 3½
	Dengie	Dengie	1 2¾	2 1¾
		Latchingdon	1 1	2 5
		St. Lawrence	1 4½	4 0
		Cold Norton	0 11½	1 10
	Hinckford	Foxearth	1 0½	1 4
		Kedington Hamlet	1 4	2 2
		Pentlow	1 4½	2 8
		Foppesfield	1 2	2 6
	Lexden and Winstree.	Dedham	1 0	1 3
		Easthorpe	1 0	1 9
		Layer Bieton	0 11½	2 0
	Epping	Hatfield Broad Oak.	1 5¾	2 6
		North Weald	1 2½	1 5$\frac{1}{16}$
		Theydon, Mount	2 1½	2 7
	Barnstaple and Chafford.	Bassildon	1 0	1 8
		Corringham	1 0	1 7½
		Fobbing	0 11	1 2½
		Laindon	1 4	1 10½
		Upminster, North	1 0	1 4
		Wickford	0 7	0 9
Lincoln		Aby	0 6½	0 8
		Belleau	0 6½	0 9
		Maltby	0 6½	0 8¾
		Markby	0 7	0 10
		Swaby	0 3½	0 5
		Willoughby	0 6¼	0 9
		Tathwell	0 4½	0 5½
		Kelsey, North	0 6¼	0 7¾
	Gartree	Baumber	0 7¼	0 9½
		Ranby	0 11	1 1½
		Stixwould	1 1	1 10½
		Waddingworth	0 9¾	2 3
	Hill	Ashby Puerorum	1 0¼	1 2½
		Hagworthingham	0 8¾	0 10
		Langton-by-Spilsby.	0 5¾	0 7
		Winceby	0 4¾	0 5
	Aslacoe	Torksey	0 10	0 11½
		Kirby	0 5	0 8
	Wraggoe	Bullington	1 4¾	2 4
		Beaneworth	0 4¾	0 5¾
Wiltshire	Kinwardstone	Brimslade	0 10	1 1
		Chute Forest	0 7½	1 0
		Collingbourne Kingstone.	1 4	1 8½
		Hippenscombe	2 2½	2 11
	Marlborough	Aldbourne	0 11	1 5
		Berwick Basset	2 2½	2 6
		Lockeridge	0 10⅜	1 1⅜
		Savernake Park	1 1	2 1½
		Winterbourne Basset.	1 0$\frac{1}{16}$	2 2
		Winterbourne Monkton.	1 1⅜	3 0½

APPENDIX XXXVIII.

LAND TAX.

Compare of Minimum and Maximum Pound Rates (England and Wales).

(Handed in by Mr. F. L. Robinson. See Questions 45,361.)

Minimum Pound Rate.	Parish in which it occurs.	Surveyor's District.	Parish in which Maximum Pound Rate occurs.	Maximum Pound Rate.
d.				*s. d.*
¼	Cardigan, St. Mary.	Aberystwith	Tafolog	0 9
½	Berwick-on-Tweed.	Alnwick	Chevington	0 8
6¼	Maids Moreton	Aylesbury	Aston Mullins	2 10
⅛	Fairfield	Bakewell	Hazlebadge	1 1½
1½	Banbury	Banbury	Rollright, Little	2 8¾
2	- - -	Bangor	- - -	1 0
1½	Lynton	Barnstaple	Horwood	1 11
—	- - -	Barrow-in-Furness.	- - -	—
1/17	Walcot	Bath	Forscote	1 10½
4⅛	Biggleswade	Bedford	Warden	3 6
⅛	Flixton	Beverley	Belthorpe	1 9
⅛	Claughton	Birkenhead	Grange	0 11
11/1000	Aston A	Birmingham 1	Birmingham	0 0⅛
1⅛	Erdington	„ 2	Middleton	1 0½
⅛	Edgbaston	„ 3	Beoley	0 10½
1/10	Darwen Over	Blackburn	Aighton Bailey, Chaighley.	0 3¾
4	Lion's Inn	Bloomsbury	New Inn	1 0
1	West Looe	Bodmin	Lanreath	1 5
1/10	Anglezarke	Bolton	Lever Darcy	0 3
2½	Spilsby	Boston	Winthorpe	1 6¾
1/60	Maccleshill Tithing.	Bournemouth	Hurn and Parley.	1 0½
1¾	Bromley	Bow	Bethnal Green	0 3
½	Bradford, Manningham, Shipley.	Bradford 1	Bowling	0 2
¾	Ilkley	„ 2	Hawksworth	1 0½
½	Crickhowell Town.	Brecon	Crickadarn, South.	0 7
—	- - -	Brighton	Bramber, Upper Division.	4 0
1½	Bedminster	Bristol 1	Chelvey	1 5¾
½	Clifton	„ 2	King's Weston	4 0
1/10	Bumley, Habergham Eaves.	Burnley	Old Laund Booth.	0 3
½	Burton-on-Trent.	Burton-on-Trent.	Oakley	1 5¾
3½	St. Peter, Thetford.	Bury St. Edmunds.	Bradfield Combust.	3 2
1	Peckham	Camberwell	Camberwell	0 3
2½	St. Andrew-the-Less.	Cambridge	(Various parishes).	4 0
1	Ramsgate	Canterbury	(30 parishes)	4 0
⅜	Penarth	Cardiff 1	Porthkerry	0 9½
1/17	Clydach Hamlet.	„ 2	Castle Hamlet	0 4
¼	Roath	„ 3	Gilestone	0 10½
—	- - -	Carlisle	- - -	—
½	Llandovery Town.	Carmarthen	Eglwys Cummin	0 5
2	Milton	Chelmsford	St. Lawrence	4 0
1½	Chelsea	Chelsea	Fulham	0 3½
—	- - -	Cheltenham	- - -	—
1/25	Flint	Chester	Lea, Newbold	1 3½
2¼	Dean, East	Chichester	Marden, North	4 4½
1¼	Chippenham Box.	Chippenham	Ogbourne, St. Andrew.	3 5½
3	Broad St.	City 1	Walbrook	0 3
4	Langbourn	„ 2	Portsoken	0 9
4	Coleman St.	„ 3	Bishopsgate In	0 5
4½	Lime St.	„ 4	Aldgate, Tower	0 5
3½	Cripplegate In, Bread St.	„ 5	Cordwainer	0 5½

Minimum Pound Rate.	Parish in which it occurs.	Surveyor's District.	Parish in which Maximum Pound Rate occurs.	Maximum Pound Rate.
d.				*s. d.*
5	Aldersgate Out, St. Sepulchre.	City 6	Sergeant's Inn, East.	1 2
3¾	Candlewick	„ 7	Billingsgate	0 6½
1	Princes	Clapham	Clapham	0 2¼
3½	Manningtree	Colchester	Felstead, and nine or ten others.	4 0
1	Rugby	Coventry	Coombe Fields	1 9
¼	Monks Coppenhall.	Crewe	Iddenshall	1 0
2¾	Sutton	Croydon 1	Bookham, Gt., &c.	2 0
4	Bromley	„ 2	Bexley, and five others.	4 0
⅛	Shildon	Darlington	Barningham, Brigual Thorpe.	1 0
1	Penge	Deptford	Deptford	0 4¾
¾	St. Peter, Derby	Derby	Biggin	1 2
½	Keadby	Doncaster	Swinefleet	1 6
3	Allington	Dorchester	Blandford Forum.	1 4
5	Deal	Dover	Dover and others.	4 0
⅛	Crook	Durham	Cassop	0 7¾
2	Mundford	Ely	March	4 0
1¾	Sidmouth	Exeter	Clayhanger	0 7½
2	Clerkenwell, Finsbury Sq., Old St.	Finsbury	Whitecross St.	0 9
1⅛	Radstock	Frome	Fifehead, Magdalen.	1 9¾
¼	Kingsholm	Gloucester	Flaxley	1 8¾
¾	Manthorpe cum Little Gonerby.	Grantham	Hougham	1 9
⅛	Charlton	Greenwich	Eltham	0 5½
—	- - -	Grimsby	- - -	—
1⅛	Frimley, Windlesham.	Guildford	Waverley	4 0
2⅛	St. John, Hackney.	Hackney	St. John, Hackney.	0 2½
1	Langfield	Halifax	Elland	1 1
2¼	Hammersmith	Hammersmith	Chiswick	0 4¼
1⅛	Hampstead T. and B.	Hampstead	Friern Barnet	1 2
11/16	All Saints	Hastings	Ashburton and 23 others.	4 0
1/12	Fishguard	Haverfordwest	Castlemartin	0 4
—	- - -	Hereford	- - -	—
9½	Knebworth and two others.	Hertford	Hertingfordbury and four others.	4 0
1	Gray's Inn Rd., Tottenham Ct. Rd.	Holborn	Liberty of the Rolls.	0 10
2	Islington	Holloway	Stoke Newington.	0 3
⅛	Huddersfield, Crosland, North.	Huddersfield	Kirkheaton	0 6½
1	Sculcoates	Hull	Humbleton	1 4
4	Worboise	Huntingdon	Coppingford, Hamerton.	2 9
¾	Aldeburgh	Ipswich	Orford	4 0
2	Islington	Islington	Islington	0 2
¼	- - -	Kensington	- - -	0 0¾
2¾	Alton	Kidderminster	Moor and Coningswick.	1 3
1½	West Molesey	Kingston-on-Thames.	Perivale	1 5
½	Kendal	Lancaster	Incaster	0 4½
1½	Lydford Forest	Launceston	Pancrasweek	1 0½
1/36	Hodnel	Leamington	Moreton Bagot	2 5½
¼	Holbeck	Leeds 1	Beeston	0 2
¾	Clifford-cum-Boston.	„ 2	Ribston, Great	4 0
1½	Oadby	Leicester	Goadby	1 9½

Appendix XXXVIII.

Minimum Pound Rate.	Parish in which it occurs.	Surveyor's District.	Parish in which Maximum Pound Rate occurs.	Maximum Pound Rate.
d.				*s. d.*
2	Seaford	Lewes	Alciston and 71 others.	4 0
¾ (about)	Dogdyke	Lincoln	Bullington	2 4
—	—	Liverpool 1	—	—
—	—	„ 2	—	—
½	Toxteth Park	„ 3	Garston	0 0½
¼	Eccleston	„ 4	Croxteth Park	0 6¾
¼	Birkdale, Crosby, Great Litherland.	Liverpool 5	Lunt	0 6
2	Easthorpe	Ludlow	Ruthal	1 4
3⅝	Leighton Buzzard.	Luton	Hitchin	4 0
2¼	Downham, Welney, Paradise Wd.	Lynn	East Winch	2 2¾
1/177	Altrincham	Macclesfield	Griddon Town	0 10¾
1½	Loose	Maidstone	Addington	4 0
⅛	Ardwick	Manchester 1	Harpurhey	0 0½
⅛	Hulme	„ 2	Gorton	0 1
1/12	Radford	„ 3	Little Heaton	0 1⅛
¼	Salford, Pendlebury, Pendleton.	„ 4	Flixton	0 2¼
1/11	Fforchaman	Merthyr Tydfil	Llanfedw	0 6
⅓	Rother St. Ward	Monmouth	English Bicknor	1 4½
1⅛	St. John	Newcastle-on-Tyne 1.	All Saints'	0 6½
⅛	Colliery	Newcastle-on-Tyne 2.	Lambley	0 4½
¾	Wallsend	Newcastle-on-Tyne 3.	Pontyland	0 6
1	Newington, Lambeth Dean	Newington	St. Saviour's	0 10
1½	Bedwas, Lower	Newport (Mon.)	Marshfield	4 0
1/16	Tormshan	Newton Abbot	Deans Prior	1 3
1½	East Ward	Northampton	Catesby	2 3¼
1	Cromer	Norwich 1	Blickling Bale	4 0
3	Roudham	„ 2	Forncett	2 1½
1	Lambeth Dean	Norwood	Dulwich, East	0 3
15/16	Basford	Nottingham 1	Arnold	0 2⅛
1½	Sneinton	„ 2	Ratcliffe-on-Soar	1 8½
⅛	Oldham	Oldham	Crompton	0 0 13/16
1½	Hensington	Oxford	Keddington	3 0
2¼	Brook Ward	Paddington	Brook Ward	0 2¾
2½	Uppingham	Peterborough	Clapton	2 7½
¾	Old Town Ward	Plymouth	St. John's	1 6
11/16	Llanaber Island	Portmadoc	Festiniog, Trawsfyndd, Little.	2 0
½	Portsea Guild	Portsmouth	Gatcombe	2 0
⅛	Preston	Preston	Haighton	0 6
3	Eddington	Reading	Sandhurst	4 0
1½	Babworth	Retford	Alverton	2 11½
⅛	Llandudno	Rhyl	Llandulas	2 4
1	Westgate	Ripon	Harlsey, West	1 3
½	Castleton and two others.	Rochdale	Bury	3 8
2¾	Strood Intra	Rochester	All Hallows and others.	4 0
3½	Elstree	St. Albans'	Northern	3 0
2¼	St. George's	St. George's (Hanover Sq.).	St. George's	0 2¼
3½	St. James'	St. James'	St. Paul C. G.	0 10

Minimum Pound Rate.	Parish in which it occurs.	Surveyor's District.	Parish in which Maximum Pound Rate occurs.	Maximum Pound Rate.
d.				*s. d.*
2½	Westminster	St. Margaret's	St. Martin	0 4
½	—	St. Marylebone	—	0 0½
1	St. Pancras	St. Pancras	St. Pancras	0 1
—	—	Salisbury	—	—
—	—	Scarborough	—	—
2	Ecclesall	Sheffield 1	Ecclesall	0 2
⅛	Wales	„ 2	Greasborough	2 2½
½	Barnsley, Hoyland Nether.	„ 3	Gunthwaite	0 7
1⅛	Shifnal Parish	Shrewsbury	Haston, &c., &c.	2 0
1	Gisburn	Skipton	Wigglesworth	1 6½
3/14	Sholing, &c.	Southampton	Loperwood	1 6
2½	St. Thomas	Southwark	St. Olave	0 7
½	Normacott	Stafford	Sugnall Parva	1 2½
3/16	Heaton Norris	Stockport	Offerton	0 5½
⅛	Redcar	Stockton-on-Tees.	Castleleavington	1 3
⅛	Shelton	Stoke-upon-Trent.	Park End	1 1
3	Stratford	Stratford 1	Church St.	0 5
2⅜	Woodford	Stratford 2	Hornchurch, South.	1 4
1½	Grays	„ 3	Theydon Mount	2 7
½	Bishopwearmouth.	Sunderland	Burdon	0 5
⅛	St. John	Swansea	Nicholaston	0 7½
2	Chesterton	Swindon	Bincknoll	1 7
1½	Edington	Taunton	Edstock	3 0
¼	Walthamstow	Tottenham	South Mimms	1 3
3	All Saints', Poplar.	Tower 1	St. Katherine	2 5½
2	Shoreditch	„ 2	Old Artillery Ground.	1 3
½	Falmouth	Truro	Tregony	1 11½
1	Rusthall	Tunbridge Wells	All the parishes in two divisions except 2.	4 0
⅜	Wakefield, Westgate.	Wakefield	Lofthouse	1 0
½	Tipton	Walsall	Tamworth	0 6½
1	Barnes, Battersea.	Wandsworth	Putney	0 5½
¼	Runcorn, Atherton.	Warrington	Newton	0 7¾
¼	Weston-super-Mare.	Wells	Worminster	2 1
⅛	Welchtown, Trefnantfechan.	Welshpool	Llanfi Helygen	2 0
1/16	Stranton	West Hartlepool	Elwick Hall	0 10½
¼	Preston Quarter Whitehaven.	Whitehaven	Preston Qr., Whitehaven.	0 0½
¼	Worthington	Wigan	Simonswood	0 6¾
1½	Kilburn and Adelaide.	Willesden	Pinner	1 8
¼	Aldershot	Winchester	West Tisted	2 11
2⅜	Clewer	Windsor	Boveney	2 2
11/16	Upper Penn	Wolverhampton	Enville	0 6¾
1½	Woolwich	Woolwich	Ash and Ridley	1 0½
2	Fladbury	Worcester	Warndon	4 0
1	Llangollen Fawr Bache.	Wrexham	Dutton Diffeth	1 2
1½	Lowestoft and two others.	Yarmouth	Flixton	4 3
2¾	Hendford	Yeovil	Draycott	1 10
9/17	Acaster Malbis	York	Birdforth Cornbrough.	1 4½

N.B.—It must be borne in mind that uniformity does not, in practice, exist in the bases of the various parochial land tax assessments (*vide* Questions 45,361–63 and 73, and 45,404.

Appendix A. XXXIX.

APPENDIX XXXIX.

(Handed in by Mr. F. L. Robinson. See Question 45,474.)

INCOME TAX.

An Account of the Total Gross Assessments on Lands (including Tithes) under Schedule A., in England, Wales, and Scotland, in the Years ended 5th April 1843, 1853, 1863, 1873, 1883, and 1894.

Year.	England.	Wales.	Scotland.	Great Britain.
	£	£	£	£
1842–43	37,795,904	2,371,184	5,586,528	45,753,616
1852–53	38,587,301	2,496,070	5,499,404	46,582,775
1862–63	41,962,568	2,648,713	6,715,341	51,326,622
1872–73	46,137,471	2,871,986	7,363,235	56,372,692
1882–83	45,151,433	3,251,482	7,573,251	55,976,166
1893–94	36,996,068	3,065,985	6,251,898	46,313,951

Statement of Total Amount of Income Tax as paid by Farmers in England and Scotland respectively (Schedule B.).

Rate of Tax generally	6*d.*	6*d.*	6*d.*	6*d.*	7*d.*	8*d.*
	1889–90.	1890–91.	1891–92.	1892–93.	1893–94.*	1894–95.
England.	£	£	£	£	£	£
Charge to duty	223,578	216,496	212,005	205,702	242,774	182,838*
Amount given up by Schedules of Discharge, &c.	26,385	23,375	21,677	32,563	†	†
	197,193	193,121	190,328	173,139	—	—
Repayments of duty (approximate)	6,039	6,356	6,035	6,830	†	†
Net produce	191,154	186,765	184,293	166,309	—	—
Scotland.						
Charge to duty	26,354	25,894	25,469	25,145	28,380	30,560
Amount given up by Schedules of Discharge, &c.	430	457	418	437	†	†
	25,924	25,437	25,051	24,708	—	—
Repayments of duty (approximate)	1,396	1,319	1,253	1,451	†	†
Net produce	24,528	24,118	23,798	23,257	—	—

* Reduction of duty chiefly due to concessions under Finance Act, 1894.
† Not yet ascertained.

Inland Revenue,
22nd March 1895.

Appendix A. XL.

APPENDIX XL.

INCOME TAX.

An Account showing the Gross Assessment on Lands under Schedule B. (exclusive of Nurseries and Market Gardens) in the years ended 5th April 1873, 1880, 1889, and 1894, being years of New Valuation, in each of the Counties of England, Wales, and Scotland (*see Question* 45,539).

County.	1872-73.	1879-80.	1888-89.	1893-94.
England.	£	£	£	£
Bedford	497,382	506,647	378,287	358,420
Berks	695,575	709,792	538,371	482,515
Bucks	782,304	808,965	665,685	602,304
Cambridge	1,028,499	1,087,168	804,427	757,291
Chester	1,118,302	1,197,087	1,151,871	1,127,284
Cornwall	874,544	941,562	914,071	890,216
Cumberland	766,983	837,223	779,753	736,057
Derby	945,788	992,174	863,632	827,070
Devon	1,875,938	2,017,578	1,820,483	1,750,656
Dorset	788,064	856,390	696,379	649,226
Durham	645,476	694,118	577,609	556,814
Essex	1,687,677	1,723,289	1,188,130	1,017,813
Gloucester	1,312,651	1,347,411	1,025,205	975,026
Hereford	791,768	828,195	666,826	641,578
Herts	619,458	644,520	521,967	469,627
Huntingdon	372,607	386,934	272,547	259,650
Kent	1,804,160	1,937,260	1,595,174	1,392,344
Lancaster	1,753,054	1,875,157	1,735,322	1,644,547
Leicester	1,041,600	1,059,358	821,447	799,429
Lincoln	3,010,904	3,167,129	2,318,532	2,225,990
Middlesex	384,134	398,484	341,201	310,827
Monmouth	355,308	365,766	317,875	310,959
Norfolk	2,013,780	2,100,093	1,645,077	1,453,381
Northampton	1,147,043	1,170,509	896,767	831,360
Northumberland	1,054,341	1,128,550	893,188	884,019
Notts	894,894	883,112	663,616	638,671
Oxford	775,583	781,140	589,227	538,309
Rutland	163,138	166,970	126,935	122,040
Salop	1,184,674	1,251,077	1,084,440	1,056,259
Somerset	1,955,582	2,051,341	1,763,091	1,674,969
Southampton	1,105,400	1,159,401	918,320	850,976
Stafford	1,240,023	1,293,402	1,087,407	1,046,760
Suffolk	1,444,661	1,489,895	1,046,814	908,306
Surrey	591,422	629,622	531,695	502,341
Sussex	1,053,518	1,162,971	975,020	906,802
Warwick	1,046,847	1,036,116	790,408	752,278
Westmoreland	322,712	363,474	337,444	314,029
Wilts	1,246,229	1,270,395	904,247	843,706
Worcester	903,055	910,482	713,061	677,451
York	4,669,112	4,911,403	3,956,352	3,810,397
Total England	45,964,190	48,142,160	38,917,903	36,597,700
Wales.				
Anglesey	166,527	191,681	186,077	182,726
Brecon	187,364	216,228	190,810	192,997
Cardigan	198,915	235,759	229,122	229,075
Carmarthen	371,135	423,509	441,362	432,358
Carnarvon	187,702	212,513	213,725	211,090
Denbigh	330,343	381,334	340,246	326,678
Flint	269,886	226,638	211,573	203,978
Glamorgan	293,574	340,577	326,946	325,392
Merioneth	126,690	147,455	140,456	139,272
Montgomery	310,190	347,909	327,805	317,958
Pembroke	330,912	363,624	358,252	350,783
Radnor	158,398	183,234	164,155	160,826
Total Wales	2,871,636	3,270,961	3,130,529	3,073,133
Scotland.				
Aberdeen	625,396	684,586	629,182	625,779
Argyll	291,849	313,056	259,602	234,576
Ayr	511,118	556,723	498,580	490,526
Banff	154,280	164,504	145,719	143,319
Berwick	309,001	335,026	249,147	233,224
Bute	36,582	34,801	27,144	28,850
Caithness	85,149	97,864	86,891	81,677
Clackmannan	37,180	31,276	26,573	24,947
Cromarty	8,990	9,405	8,724	8,463
Dumbarton	86,252	93,533	82,535	78,921
Dumfries	379,144	424,501	359,246	344,641
Edinburgh	285,300	299,762	253,780	248,114
Elgin	135,195	117,519	102,650	104,027
Fife	490,547	479,748	376,279	337,424
Forfar	430,844	433,004	355,259	338,935
Haddington	244,342	254,883	192,673	183,915
Inverness	221,614	238,277	199,857	187,875
Kinross	47,285	49,187	40,788	37,225
Kincardine	172,816	178,189	151,232	143,505
Kirkcudbright	265,690	299,990	248,696	236,438
Lanark	411,276	432,832	397,514	381,810
Linlithgow	95,350	98,623	82,565	77,172
Nairn	28,288	28,638	27,115	27,150
Orkney	51,689	56,850	56,088	50,285
Peebles	90,963	98,185	74,320	69,210
Perth	644,608	647,431	529,663	495,528
Renfrew	176,786	179,289	160,711	162,032
Ross	195,100	215,653	180,896	173,479
Roxburgh	316,694	340,504	256,865	246,211
Selkirk	63,907	63,709	48,934	45,873
Shetland	27,256	26,101	25,460	22,614
Stirling	206,590	209,929	174,138	169,586
Sutherland	53,116	66,607	50,294	51,214
Wigton	171,300	198,541	171,350	161,905
Total Scotland	7,351,407	7,758,726	6,530,470	6,246,450
England	45,964,190	48,142,160	38,917,903	36,597,700
Wales	2,871,636	3,270,961	3,130,529	3,073,133
Scotland	7,351,407	7,758,726	6,530,470	6,246,450
Great Britain	56,187,233	59,171,847	48,578,902	45,917,283

Inland Revenue,
22nd March 1895.

APPENDIX XLI.

Appendix A. XLI.

(*Handed in by Mr. F. L. Robinson. See Questions* 45,696.)

INCOME TAX.

It is not possible to give a statement of the temporary abatement in respect of which income tax was remitted in the latest years upon agricultural land, but the following repayments of income tax have been made in the last five years under Schedules A. and B. under the heads indicated, viz.:—

Repayments in Year	Tithe Rent-charge.	Agricultural Depression.	Lands on Hand.	Total.	Repayments in Year	Tithe-Rent charge.	Agricultural Depression.	Lands on Hand.	Total.
England.	£	£	£	£	Scotland.	£	£	£	£
1889–90	896	7,362	2,327	10,585	1889–90	—	2,003	—	2,003
1890–91	375	5,327	670	6,372	1890–91	1	1,554	—	1,555
1891–92	502	3,595	165	4,262	1891–92	1	626	—	627
1892–93	535	3,480	179	4,194	1892–93	3	597	—	600
1893–94	533	7,810	162	8,511	1893–94	1	411	10	422

Inland Revenue,
22nd March 1895.

APPENDIX XLII.

Appendix A. XLII.

(*Handed in by Mr. F. L. Robinson. See Question* 45,710.)

1893–4.

Return showing the Names of all Parishes which stand charged with Land Tax at the rate of 4*s.* in the £, and approximately the Rates which would be chargeable if the Properties were assessed on the full Annual Value thereof as assessed under Schedule A. of the Property and Income Tax Acts.

County and Division.	Parish.	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
Berks.		£ s. d.	s. d.	Per Cent.
Forest	Hinton	66 1 11	0 6½	18½
	Finchampstead	198 16 4	1 5	18½
	Sandhurst	48 0 7	0 1	35
	Sonning	145 19 3	1 8	15¼
Cambridge.				
Linton	Abington, Great	99 15 0	1 7	11
	„ Little	53 5 9½	1 0	8
	Bartlow	31 12 4	1 2½	40
	Hildersham	133 16 8	1 6½	15
	Horseheath	205 1 0	1 7	25
	Linton	111 3 4	0 9½	15
	West Wickham	187 17 0	1 9	6
	West Wratting	123 8 8	1 6	½
	Castle Camps	115 4 0	1 4	11½
	Shudy „	162 11 0	2 1	20
	Duxford	112 18 1	0 10½	Schedule A. 3 per cent. *less* than poor rate.
	Hinxton	107 1 4	1 1½	Schedule A. 12 per cent. *less* than poor rate.
	Ickleton	111 3 8	0 11 nearly.	Schedule A. 5 per cent. *less* than poor rate.

County and Division.	Parish.	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
Essex.		£ s. d.	s. d.	Per Cent.
Walden	Saffron Walden	—	0 4½	12
	Wimbish	—	1 6½	16
	Rickling	—	0 11	30
	Arkesden	—	1 3½	Practically same.
	Littlebury	—	0 9	20
	Newport	—	0 10	13
	Mannden	—	0 4½	20
	Farnham	—	1 8½	Practically the same.
	Elmdon	—	0 5¾	
	Debden	—	1 6½	18
	Heydon	—	1 5	25
	Chrishall	—	0 7½	22
Hinckford	Felsted	344 7 2	1 6	20 (houses). 15 (lands).
	Maplestead, Great	19 14 0	2*s.* 3*d.* to 2*s.* 9*d.*	15 (houses). 5 (lands).
	Tilbury	20 7 0	2 9	12 to 15 (houses). 3 to 4 (lands).
	Shalford	151 4 2	1 9	10 (houses 7½ (lands
	Stisted	61 2 2	1*s.* 6*d.* to 2*s.*	20 (houses). 8 to 10 (lands).
	Stebbing	325 7 6	3*s.* 0*d.* to 3*s.* 6*d.*	20 (houses). 20 (lands).
Lexden and Winstree. Tendring	Abberton	58 15 6	2 7	20 (houses). 5 (lands).
	Wrabness	8 14 0	0*s.* 8*d.* to 1*s.* 0*d.*	20 (houses). 3 to 5 (lands).

Appendix A. XLII.

County and Division.	Parish.	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
Essex—*cont.*		£ s. d.	s. d.	Per Cent.
Dengie	St. Lawrence	85 16 9	3 6	41
Dunmow	Little Easton	14 18 0	0 4	15
GLOUCESTER.				
Barton Regis	Kingsweston	124 0 0	0 9	11½
HERTFORD				
Hertford	Hertingfordbury	89 0 0	1 0¾	10
	Jewin	114 7 0	1 0½	10
	Broxbourne	6 5 0	0 5½	8
Hitchin	Hitchin	256 15 9	4*d.* to 6*d.*	33 or more.
	Langley	23 5 7	0 9	About equal.
	Preston	75 7 0	9*d.* to 1*s.*	10 to 15
KENT.				
Bromley	Bexley	127 10 4	0 4	25 to 30 (houses). 6 (land).
	North Cray	9 14 0	0 1½	20 (houses). 5 (land).
	Farnboro'	8 18 0	0 5	20 (houses). 5 (land).
	Hayes	13 4 0	0 3	20 (houses). 5 (land).
	Chelsfield	29 3 2	0 7	20 (houses). 5 (land).
	Knockholt	33 3 6	0 8½	20 (houses). 5 (land).
Ashford	Aldington	88 8 0	2 4	20
	Ashford	115 17 9	0 5	25
	Bethersden	98 19 0	0 11	25
	Bewbridge Boro'	112 15 0	—	30
	Bilsington and Bonnington.	102 12 0	—	30
	Blackmanstone and Sellwye.	38 15 0	2 3	25
	Boughton Alwyth	99 4 0	0 11	25
	Buchlescomb Boro'.	20 18 0	—	25
	Burmarsh	127 7 0	1 3	30
	Challoch	49 6 0	0 6	25
	Charing	173 1 0	2 1	25
	Little Chart	81 4 0	0 9½	25
	Chartham	120 16 0	0 4	30
	Dymchurch	58 2 0	0 10	30
	Eastbridge	90 7 0	1 8	25
	Ebony	38 1 0	1 4	20
	Egerton	59 3 0	0 8	25
	Field and E. Lenham.	70 7 0	—	25
	Godmersham	99 15 0	0 11	20
	Hinxhill	11 17 0	0 1½	30
	Hothfield	37 2 0	0 4	25
	Kennington	57 18 0	1 2	30
	Lympne and W. Hythe.	43 16 0	2 0	20
	Mersham	40 2 0	0 10	30
	Molash	34 5 0	0 4	20
	Orgarswick	16 3 0	1 8	20
	Pluckley, &c.	128 5 0	—	25
	New Romney-in-the-Marsh.	60 9 0	1 3	20
	Ruckinge-in-the-Marsh.	25 16 0	0 5	25
	St. Martins, &c.	376 10 10	1 0	25
	Sevington	39 14 0	0 3½	20
	Smarden	94 11 6	—	30
	Snave	101 6 0	1 1	25
	Toun Boro'	10 17 0	0 11½	30
	Westwell	78 4 0	0 10	20
	Willesboro'	49 13 0	1 4	25

County and Division.	Parish	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
Kent—*cont.*		£ s. d.	s. d.	Per Cent.
Dover	Dover Castle	2 2 10	—	15
	„ Town	64 19 11	—	15
	Ringwould	67 12 0	0 7	20
Elham	Boyké and Canterwood Boro's.	34 14 0	1 7	20
	Alkham	84 4 0	0 9	20
	Bilsington	57 0 0	1 3	30
	Bladbean	67 8 0	1 9	20
	Bonnington	70 16 0	—	20
	Capel-le-ferne	27 8 0	0 8	25
	Chenton	44 8 6	0 1	20
	Elham	33 10 0	0 2¾	20
	Elmsted	39 8 0	0 7	25
	Folkestone	13 4 0	—	—
	Hawkinge	12 12 0	0 8	25
	Hurst	44 17 4	0 2½	20
	Lympne	82 16 0	2 0	20
	Hayne, Upper	63 17 5	0 10	30
	Ruckinge (part)	15 0 0	0 5	25
	Hayne, Lower	154 4 9	0 8	20
	Sibton Boro'	71 10 0	—	20
	Stilling	11 4 0	1 9	20
	Stouting, Lower Half Hundred.	59 8 0	1 6	20
	Aldington (part)	102 14 4	1 8	20
	Smeeth	28 4 0	0 4	20
Hythe	Hythe	61 8 8	0 2	20
	West Hythe	77 13 8	0 2	20
Wingham	Barfreston	5 4 0	1 4	20
	Coldred	2 8 0	1 0	20
	Ewell	24 7 6	0 4	20
	Eythorne	22 0 0	0 6	30
	Guston	11 0 0	0 6½	20
	East Langdon	15 8 0	0 11	20
	West „	1 17 0	1 0	20
	Lydden	25 8 0	0 8½	20
	Great Mongeham	43 16 8	0 6	30
	Ashley Boro', &c.	44 10 0	—	30
	Northbourne	39 17 0	—	30
	Ripple	72 12 0	0 9	20
	River	10 16 0	0 2	20
	St. Margaret's and Oxney.	16 12 0	0 3	20
	Shebbertswold	27 11 4	0 5½	25
	Sutton	11 16 0	0 10	20
	Tickness	14 0 0	—	—
	Westcliff	33 4 0	1 2	20
	Whitfield	14 4 0	0 10½	20
	Denton	21 12 0	0 10	15
	Easole	43 4 0	0 8	10
	Eastry	78 12 0	0 8	20
	Froyham	8 13 4	1 0	10
	Monkton	42 6 0	0 10	10
	Nonington	51 0 0	1 0	10
	St. Lawrence	67 17 3	0 2½	35
	St. Nicholas	60 16 0	0 10	10
	Stodmarsh	15 0 0	0 10	15
	Tilmanstone	26 0 0	0 8	20
	Womenswold	7 8 0	0 2	15
	Wootton	26 12 0	0 10	13

Appendix A. XLII.

County and Division.	Parish.	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
		£ s. d.	s. d.	Per Cent.
Kent—*cont.* Sandwich	Sarre	52 4 0	1 5	10
Canterbury	St. George	49 13 0	0 3	20
Aylesford, Upper South	Addington	62 16 0	0 8½	34
	Ditton	42 13 0	0 5½	11
	Offham	7 5 4	0 6	40
	Aylesford	166 5 0	0 4½	14
	Wouldham	24 10 10	0 1½	20
	Birling	47 17 0	0 7½	18
	Farleigh, West	10 3 0	0 5½	38
	Hunton	70 4 0	0 4	42
	Leybourne	13 0 0	0 7½	26
	West Malling	37 17 0	0 3½	23
	Mereworth	100 9 0	0 5	23
	Nettlestead	29 2 0	0 6	27
	Wateringbury	69 16 6	0 3½	18
	Stockenbury Boro'	60 6 0	0 7½	21
	Ryarsh	46 14 0	0 7½	27
	Trothscliffe	38 0 0	0 10½	15
	Shipbourne	31 0 0	0 7½	22
	Whetstead	52 10 6	0 7½	21
	Yalding, second part.	14 16 0	0 6½	34
Tenterden	Tenterden	482 1 11	0 9½	59
Lower Scray	Appledore	154 18 0	0 11½	49
	Barkley	388 4 0	2 0	67
	Barnfield, East	189 12 0	0 5½	32
	„ West	22 12 0	0 8½	28
	Cruthole Boro'.	119 12 0	0 9	12
	Faircrouch	67 18 0	0 9½	22
	Goudhurst	182 0 0	0 8½	28
	Halden	213 12 0	1 3½	76
	Kenardington	107 10 0	1 4	26
	Kings and Abbotts	30 11 10	0 9½	22
	Marden	251 9 0	0 8½	23
	Newenden	4 14 0	0 5½	16
	Northboro'	147 12 0	1 5½	36
	Outbounds	53 0 0	0 9½	22
	Rolvenden	337 13 0	1 5	49
	Selbrettenden	303 3 0	1 8½	19
	Staplehurst	149 3 6	0 6	37
	Townboro'	84 5 0	0 9½	22
	Woodchurch	245 10 0	0 11½	59
Upper Scray	Bodlesmere	9 12 0	0 6	17
	Buckland	8 16 0	1 1	8
	Davington	44 0 0	—	
	Goodnestone	21 12 0	1 0	30
	Graveney	87 4 0	1 2	15
	Leaveland	4 16 0	0 8	18
	Luddenham	68 11 4	—	
	Oare	9 4 0	1 1	15
	Sheldwich	26 4 0	1 0	16
	Stone	30 0 0	1 2	20
	Throwley	43 12 0	0 9	Nil.
	Murston	113 4 0	1 3	Nil.
	Rodmersham	83 0 0	0 11	22
	Tong	49 16 0	—	
	Bobbing	48 4 4	—	
Kent—*cont.* Upper Scray —*cont.*	Milstead	49 0 0	s. d. 1 2 on rateable value.	Per Cent.
	Dunkerk	26 6 4	1 0 (approx.)	
	Hernhill	91 9 6	„	
	Roadboro'	28 6 0	„	
	Selling	31 4 0	About 1*s.*	
	Doddington	100 4 4	Under 1*s.*	
	Kingsdown	2 8 0	0 6	3
	Newnham	56 5 0	Under 1*s.*	
	Stalisfield	45 4 0	1 0	8
	Eastchurch	339 16 8	1*s.* 3*d.* to 1*s.* 6*d.*	8
	Elmley	136 0 0	—	
	Harty	172 16 0	1*s.* 7*d.* to 1*s.* 9*d.*	18
	Leysdown	116 0 0	2*s.* to 2*s.* 6*d.*	12
	Warden	12 0 0	1 2	17
	Hartlip	21 12 0	0 9	8
	Newington	75 16 8	—	
	Rainham	133 15 0	0 10 on rateable value.	
	Lynsted	134 8 0	Under 1*s.*	
	Teynham	130 12 0	Probably under 1*s.*	
	Ospringe	22 8 0	—	
Aylesford, North.	Allhallows	89 14 0	1*s.* 3*d.* to 1*s.* 6*d.*	Nil.
	Cobham	26 5 3	About 1*s.*	
	Cuxton	26 17 2	0 3	20
	Halling	23 7 6	0 3	15
	Hoo	137 16 9	0 7	20
	Nursted	7 4 0	1 0	5
	St. Mary's	77 16 0	9*d.* to 1*s.*	5
	Stoke	107 5 6	1*s.* to 1*s.* 3*d.*	Ni
	Luddesdown	32 14 1½	—	
Aylesford, Lower South.	Badmonden	5 4 0	0 1½	
	Barden	42 14 4	0 6	
	Halborough	52 14 8	0 6	15 for houses and farms.
	Bayham	68 8 0	0 10	
	Lamberhurst	9 12 0	0 3	
	Brenchley	174 0 9	0 7	20 for shops and hotels
	Hadlow	107 5 0	0 3½	
	Hadlow Capel	17 10 0	0 6	
	Hadlow, Tonbridge.	6 19 9	0 2½	
	Hildenborough	52 18 6	0 6	
	Horsmonden	47 17 8	0 6	
	Southborough, East.	32 18 7	0 8	
	Sinningley	69 8 6	0 10	
	Tipperidge	41 17 0	0 10	15 for houses and farms.
	Southborough, West.	60 9 6	0 0½	20 for shops and hotels.
	Tonbridge	27 0 11	0 3½	
	Tudeley	39 0 2	1 0	
St. Augustine, West.	Bekesbourne	19 0 0	0 11	10
	Bridge	15 4 0	0 10	10
	Hackington	151 17 0	0 9	25
	Hardre, Lower	31 10 2	0 7	20
	Hardres, Upper	12 16 0	0 9	15
	Longport	67 16 6	2 0	40
	Patrixbourne	7 0 0	0 11	10
	Reculver	17 12 0	1 4	15

Appendix A. XLII.

County and Division.	Parish.	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
Kent—*cont.*		£ s. d.	s. d.	Per Cent.
St. Augustine, West—*cont.*	Rushbourne	15 0 0	1 8	15
	Stourmouth	48 18 0	1 6	30
	Sturry	114 9 0	0 10	15
	Tonford	16 13 6	2 3	15
	Waltham	50 1 6	0 10	10
	Westbere	35 18 6	0 11	10
Fordwich	Fordwich	34 0 0	1 3	15
Thanet	Birchington and Acol.	145 17 0½	0 5	20
	St. Peter	103 0 1¼	0 3	20
LINCOLN.				
North Witchford.	March	246 3 10	0 2	14 (lands) 41 (houses).
MONMOUTH.				
Newport	Marshfield	10 18 2½	0 2¼	27
NORFOLK.				
Erpingham, South.	Blickling	19 4 8	Probably 1*s.*	28
Holt	Bale	19 11 2	Probably 1*s.* 3*d.*	15
SUFFOLK.				
Wangford	Flixton	5 8 0	2 3	Same so far as can be ascertained.
Woodbridge	Boulge	17 17 4	1 4	Slightly in excess.
	Foxham	14 4 3	0 7	2
	Newbourne	5 12 0	0 2	Slightly in excess.
	Waldingfield	1 0 0	0 2¼	15
Plomesgate	Orford	24 16 0	0 6	7
SURREY.				
Farnham	Waverley	0 4 0	1 4	33
SUSSEX.				
Upper Pevensey.	Alciston	11 18 0	—	20
	Alfreston	50 12 0	1 6	22
	Arlington	219 16 0	1 6	11
	Beddingham	42 17 0	1 7½	9
	Bishopstone	59 9 6	2 6	8
	Berwick	55 11 0	1 6	17
	Bletchingstone	17 14 0	1 3	24
	Chalvington	25 14 0	2 0	27
	Denton	9 14 0	0 10	16
	E. Dean	8 0 0	1 6	5
	Friston	46 8 0	2 3	Nil.
	Folkington	7 3 0	—	16
	Hailsham	115 0 0	0 8	26
	Heighton, S.	12 15 0	1 0	24
	Hellingby	157 3 0	1 0	30
	Jevington	23 2 0	0 9	18
	Laughton	289 18 0	2 6	19
	Lettington	28 5 0	2 0	10 above.
	Lullington	21 4 6	1 3	Nil.
	Ringmer	167 2 0	2 2	14
	Ripe	12 11 0	1 3	33
	S. Malling	65 2 10	1 0	16
	Stamner	56 4 0	1 10	15
	Selmeston	97 19 0	1 6	21
	Tarring Neville	46 10 0	2 0	14
	W. Dean	71 15 6	3 9	20 above.
Sussex—*cont.*				
Upper Pevensey—*cont.*	Willingdon	52 11 8	0 10	27
	Wilmington	100 19 0	2 0	34
Upper Lewes	Chailey	119 0 10	1 0	14
	Chiltington, E.	82 19 8	1 8	12
	Clayton	83 11 0	1 0	19
	Falmer	20 7 4	0 6	11
	Hamsey	57 19 6	1 2	19
	Iford	8 14 0	0 11	7
	Keymer	51 18 9	0 4	7
	Kingston	21 11 6½	1 5	36
	Newick	101 7 8	0 4½	21
	New Timber	108 5 9	1 5½	12
	Ovingdean	7 8 0	0 7	11
	Patcham	0 12 0	0 3	23
	Piddinghoe	11 7 10	0 10	16
	Plumpton	129 7 6	1 8	12
	Poynings	28 5 8	1 3	19
	Pyecombe	24 8 6	1 4	13
	Rodmell	2 1 8	1 0	13
	Rottingdean	76 11 5	1 2	19
	Southease	7 4 6	0 10	38 above
	Streat	75 13 6	1 9	14
	Telscombe	15 10 8	1 3	17
	Westmeston	65 0 0	1 4	16
	Wivelsfield	95 5 0	0 8	20
	St. Ann	35 0 5	0 8	18
	All Saints	40 11 9½	0 4	21
	St. John Southover	31 4 6	0 6	18
	St. John-under-the-Castle.	61 14 2	0 8	23
	St. Michael	73 9 8	0 8	20
Lower Lewes	Ardingly	85 7 3	1 6	13
	Balcombe	59 4 6	1 7	15
	Bolney	100 17 0	2 0	18
	Crawley	18 11 7	0 5	23
	Cuckfield	247 6 0	0 9	18
	Twineham	76 16 0	1 8	22
	Slaugham	85 7 2	0 8	17
	Worth	278 18 0	1 0	21
Lower Pevensey.	Chiddingly	105 8 0	1 9	25
	E. Hoathly	95 1 9	1 8	23
	Fletching	144 15 0	1 3	20
	Framfield	170 17 5	1 0	20
	Horsted Keynes	121 6 1½	1 8	18
	Little Horsted	37 5 1	1 4	18
	Maresfield	101 18 0	1 0	16
	Frant	124 4 0	0 8	
	Lanterhurst	63 7 0	0 3	10 (lands)
	Mayfield	274 18 0	0 10	15 (house)
	Rotherfield	201 4 9	0 8	
	Wadhurst	330 4 3	0 11	
	Witbyham	252 16 6	0 8	
Pevensey Liberty.	Pevensey	330 2 2	—	17
Chichester, Upper.	North Marden	45 18 0	6 6	29 above
Arundel, Upper Division.	Angmering	106 7 0	0 9½	18
	Burpham	63 6 6	1	Exceeds Schedule A.
	Climping	16 17 11	1	4
	East Preston	37 11 3	0 8	20

Appendix A. XLII.

County and Division.	Parish.	Amount of Unredeemed Quota.	Approximate Rate required on Unredeemed Property if Schedule A. Value taken.	How much per Cent. Rateable Value in Poor Rate as below Schedule A. Value, approximately.
		£ s. d.	s. d.	Per Cent.
Sussex—*cont.* Arundel, Upper Division —*cont.*	Ferring	43 5 4	0 10	16
	Goring	48 18 11	0 9	10
	Houghton	40 18 8	1 5	11
	Kingston	21 6 0	1 2	9
	Lyminster	87 0 5	0 8	21
	Littlehampton	55 11 10	0 1	17
	Madehurst	8 0 0	1 2	22
	Northstoke	42 15 2	0 9	10
	Poling	18 13 8	1 6	17
	Rustington	52 11 0	0 7	15
	Southstoke	52 10 9	1 4	7
	Tortington	10 14 6	0 10	13
	Warning Camp	42 19 10	1 5	21
	Yapton	179 4 0	0 10	34
Arundel, Lower.	Amberley	49 18 1½	0 6	23
	Billingshurst	202 6 0	0 9	23
	Bignor	87 6 4	1 1½	20
	Bury	139 5 2	1 2	12
	Chittington, East	105 8 8	1 1	29
	Kirdford	281 6 1	1 6	19
	Northchapel	126 19 5	1 1	17
	Stopham	8 16 8	0 9	23
	Storrington	107 5 0	0 7	20
	Sutton	81 19 2	1 3	25
Bramber, Lower Division	Lower Beeding	8 12 5	0 5	22
	Cowfold	82 15 0½	0 10	17
	Horsham	175 9 5	0 3	24
	Horsham Borough	64 14 9		
	Itchingfield	20 3 2	0 6½	24
	Nuthwist	42 4 0	0 10	14
	Rusper	6 8 0	0 7¼	20
	Warnham	85 8 3	0 10	19
Bramber, Upper.	Broadwater	58 17 0	0 0½	23
	Clapham	15 8 0	1 4	About the same.
	Durrington	25 5 0	0 7	20
	Sompting	66 7 6	0 8	9
	West Tarring	80 13 1	0 6	15
	Findon	49 16 3	0 6	33
	Heene	2 11 0	0 0½	23
Part of Upper Bramber.	Albourne	35 6 9	1 2	4
	Ashington	25 12 0	1 2	38
	Ashurst	32 10 0	1 2	20
Sussex—*cont.* Part of Upper Bramber—*cont.*	Beeding	69 15 8	1 0	10
	Coombs	32 17 6	1 5½	7
	Edburton	8 4 0	1 2	22
	Henfield	146 7 10	0 8	14
	Lancing	80 9 9	0 3½	18
	Old Shoreham	20 8 0	0 7	12
	Steyning	59 6 6	0 7½	20
	Sullington	74 14 0	1 2	14
	Warminghurst	23 10 0	2 10	7
	Washington	71 13 4	0 7½	23
	Wiston	32 1 0	1 0½	15
	Woodmancote	79 7 0	0 11	10
Battle	Brightling	40 11 10	1 1	33
	Cotsfield	2 17 0	0 6	27
	Heathfield	148 18 9	0 8	35
	Warbleton	139 7 6	0 8	35
Rye	Beckley	102 5 0	0 10	25
	Ider	110 1 10	1 0	22
	Northeam	68 14 2	1 0	35
	Peasmarsh	47 1 8	0 10	30
	Playden	24 8 2	0 7	31

The following were also all charged at 4*s.* in 1893, but were assessed for 1894-5 on rateable valuable at rates as shown below:—

Battle	Ashburnham	44 19 2	2 10*	From 25 to 33
	Bexhill	162 6 9	0 2½*	
	Bodenam	15 4 2	1 5*	
	Etchingham	78 3 0	1 3*	
	Ewhurst	180 9 5	1 9*	
	Herstmonceux	198 2 7	1 0*	
	Hollington	21 16 0	0 6*	
	Hove	62 11 1	1 2*	
	Ninfield	17 0 0	0 6*	
	Salehurst	309 4 0	1 5½*	
	Ticehurst	289 13 3	0 11*	
	Worthing	91 15 7	1 2*	
	Westfield	44 12 9	0 7*	
	Fairlight	49 6 9	1 0½*	
	Pett	137 17 11	1 3½*	
WORCESTER.				
Worcester	Warndon	9 0 0	1 1	6

* On Rateable Value.

Appendix B.

APPENDIX B.

CENTRAL CHAMBER OF AGRICULTURE.

AGRICULTURAL HOLDINGS ACT COMMITTEE, 1894.

1. The Council of the Central and Associated Chambers of Agriculture, at their meeting held on February 4th, 1894 resolved—

That in the opinion of this Council the time has come when the Agricultural Holdings Act requires amendment, and that a committee of not more than fifteen members be appointed to consider the various suggestions made by the Associated Chambers and Clubs, and to report what amendments in the Act are desirable.

The Committee was accordingly appointed as follows: Mr. Channing, M.P. (chairman of the Central Chamber), Mr. Jeffreys, M.P. (vice-chairman of the Central Chamber), The Right Hon. H. Chaplin, M.P., Mr. C. S. Read, Mr. Lipscomb, Mr. Bowen-Jones, Mr. W. Biddell, Mr. Rowlandson, Mr. Carrington Smith, Mr. Treadwell,

Appendix B.

Mr. St. John Ackers, Mr. Kay, Mr. Latham, Mr. F. E. Muntz, and Mr. Kidner.

2. The committee beg to report that at their first meeting on March 6th they elected Mr. Lipscomb as chairman. They have held altogether five meetings. They have carefully considered all the suggestions sent up by Associated Chambers and Clubs (including some which have reached them since their appointment), and present an analysis of the same as an appendix to this report. They have also gone carefully through the Agricultural Holdings Act, 1883, and considered what amendments are desirable. (whether suggestions respecting them had been sent up or not).

3. The Committee, before proceeding to state the results of their deliberations, think it desirable to draw attention to the action which has been previously taken by the Central and Associated Chambers in regard to the question of tenant right.

Previous action by the Chambers.

4. In 1870 the Council declared that the application of capital to agriculture was discouraged, among other causes, by "the uncertainty of tenure and absence of "compensation for unexhausted improvements, and by "unnecessary restrictions on cropping."

In 1872 a large number of resolutions were sent up by Associated Chambers, and the Central Council, after prolonged discussion at two meetings, resolved—

(1.) That this Council considers it necessary for the proper security of capital engaged in husbandry that when such security is not given by a lease or agreement, the outgoing tenant should be entitled by law to compensation for the unexhausted value of his improvements, while, at the same time, the landlord should be paid for dilapidations and deterioration caused by default of the tenant, provided that such compensation is subject to previous consent of the owner in the case of buildings, drainage, reclamation, and other works of a permanent character.

(2.) That this Council considers absolutely necessary a change in the law of tenancy so that in all yearly holdings, the letting and hiring of agricultural land, as well on entailed and ecclesiastical as on other estates, shall be subject to at least twelve months' notice to quit, cases of insolvency excepted.

5. In March, 1873, a committee comprising Sir Michael Hicks-Beach (then chairman of the Chamber), Mr. G. F. Muntz (then vice-chairman of the Chamber), Mr. E. Heneage, Mr. Clare Sewell Read, Mr. W. C. Little, Mr. W. Lipscomb, Mr. Russon, Mr. R. H. Masfen, and Mr. R. Fowler, was appointed to collect and prepare information on compensation for unexhausted improvements. Schedules of inquiry were distributed in all districts of England and Wales, many of the local chambers making also independent inquiries, and sending up their reports and recommendations.

6. In the meantime, during the session of 1873, a Landlord and Tenant Bill—the earliest measure dealing with the subject which was laid before Parliament—was introduced by Mr. James Howard and Mr. Clare Sewell Read. This was discussed in April, and the following resolution passed:—

That this Council, without pledging itself to the details of the Landlord and Tenant Bill, approves of its principle of compensation to tenants for the unexhausted value of their improvements, and to landlords for dilapidation or deterioration caused by default of tenants; and desires that security for this purpose, when not given by lease or agreement, should be provided by legislation, subject only to the written consent of the landlord in the case of permanent improvements.

A similar resolution was subsequently passed at a special general meeting of the central chamber. Objection was taken to the proposal to prevent the power to contract out, but the chamber decided in favour of a measure which should *not be permissive*, but effectually made binding wherever security was not given by custom, lease, or agreement. The Bill was withdrawn owing to the sudden illness of Mr. Howard on the day when it would have come forward.

7. In 1874 the subject was again considered, and previous resolutions re-affirmed. A report was presented by the committee showing the customs existing in most of the counties in England, and in June the council authorised the Parliamentary Committee to draft a Bill.

8. In February 1875 the final report of the committee on agricultural customs was presented. It stated that—

Looking at the results of the inquiry so far as it has at present proceeded, revealing a very partial prevalence of equitable tenant right customs, very conflicting practices as between one county and another, and even between different parts of the same county, and over a very large number of counties and districts the absence of any compensation whatever for unexhausted capital invested by the occupier (and this a quarter of a century after the labours of Mr. Pusey's committee and the attempted legislation of 1848), your committee cannot but conclude that the time has arrived for a settlement of the agricultural customs of the kingdom upon an equitable basis.

The draft of an Agricultural Tenancies Bill was brought forward and discussed very fully at two meetings in February and March. As then settled it was forwarded to the Prime Minister and the Lord President of the Council, and in May the Government introduced their Agricultural Holdings Bill. The Council cordially concurred in the main principle of this measure, but regarded with great doubt the principle of mainly testing the amount of compensation by the increase or diminution of letting value of the holding.

Attempts were made on behalf of the Chamber to modify the unconditionally permissive character of the Bill, but the amendments brought forward with this object were defeated. The principle laid down by the Council, and consistently adhered to, was "compensation certain—if not by agreement, then by law." The measure, however, was passed without the demands of the Chambers being met.

The Act of 1875.

9. It may be of interest to recapitulate the main provisions of the Agricultural Holdings Act of 1875, as it was repealed by the Act of 1883, and is now not easily accessible. It came into operation on February 14th, 1876, and every new tenancy created after that date was subject to its provisions, *unless an agreement that it should not apply was made in writing between landlord and tenant.* It applied to all tenancies from year to year or at will existing at the time of its commencement, *unless either landlord or tenant gave notice within two months that the existing contract of tenancy should be unaffected.* Twelve months' notice to quit was substituted for six months, in accordance with the suggestion in the draft Bill of the chambers.

The three groups of improvements (corresponding to the permanent, durable, and temporary improvements set forth in the Bill of the chambers) were described as first-class, second-class, and third-class improvements respectively, the maximum limit of exhaustion being taken as twenty years for the first class, seven years for the second-class, and two years for the third class.

Thirteen improvements were specified in the first-class, namely, drainage, erection or enlargement of buildings, laying down permanent pasture, the making of osier beds, water meadows, irrigation works, gardens, or fences, the making or improving of roads and bridges, of watercourses, ponds, wells, or reservoirs, or of works for the supply of water for agricultural or domestic purposes, as well as the planting of hops and orchards, and the reclaiming or warping of land. For these works the previous written consent of the owner was indispensable. It was provided by the 7th section of the Act that the tenant's compensation was to be "the sum laid out by the tenant on the improvement, with a deduction of a proportionate part thereof for each year while the tenancy endures after the year of tenancy in which the outlay is made and while the improvement continues unexhausted."

Second-class improvements were boning with undissolved bones, chalking, clay-burning, or the claying, liming, or marling of land. The period fixed for endurance was seven years, and notice was required to be given in each case to the landlord not more than 42 or less than 7 days before commencing.

Purely temporary improvements of the third class consisted of applications of purchased manures, and the consumption by cattle, sheep, or pigs on the holding of cake and other feeding stuff, not grown on the farm. No compensation was due if a corn, potato, hay seed, or other exhausting crop has been taken from the improved portion of the holding, nor was any recoverable under the Act in cases where the tenant

was, by custom or by agreement, allowed payment by the landlord or the incoming tenant for additional value produced by the consumption of feeding stuff in the manure left on the holding. The outlay must have been properly incurred, and the sum finally awarded was to represent the value of the improvement to an incoming tenant. Neither was any claim allowed by this statute whereby the tenant could be credited with a larger outlay in the last year of his tenancy than the average of the three preceding years, and an equivalent in manure was to be returned for all hay, straw, roots green crops sold off the holding before a claim for compensation was made.

The landlord could counterclaim for waste or breach of covenant committed within four years of the close of the tenancy.

The procedure was by arbitration, unless the parties themselves agreed. One referee might be jointly appointed, or landlord and tenant might each appoint one, such referees appointing an umpire. If they failed to do this the appointment might be made by the county court judge, or either the Inclosure Commissioners or the county court judge might be invited by either party to name the umpire without leaving it to the referees. The award was to set forth, "as far as reasonably may be," the details by which the compensation awarded was arrived at. On paying compensation the landlord might obtain, on the order of the county court, a charge on the holding, but no instalment or interest was to be made payable in the case of a landlord who was not an absolute owner for his own benefit after the time when the improvement paid for was assumed to be exhausted.

The Act of 1883.

10. It was not long before proposals were brought in for amending this Act. A general meeting of owners and occupiers of land was convened under the auspices of the Central Chamber and of the Farmers' Club, on the 2nd July 1879, to consider remedies for the depression in agriculture. This was very largely attended, and the permissive character of the Agricultural Holdings Act was generally condemned. A Royal Commission was unanimously demanded to inquire into the causes of depression. This demand was at once acceded to by the Government, and in August the Commissioners were appointed for the purpose.

In their Report, issued in 1882, the Commissioners "recommend that the principle of the Agricultural "Holdings Act relating to compensation should be "made compulsory in all cases where such compensa-"tion is not otherwise provided for."

11. In 1881 Mr. Chaplin and Sir Thomas Acland introduced their Bills, and the Council again approved the principle of both, expressing, however, a preference for the former, "as it established the principle "originally laid down by the Council in the draft "Bill suggested by them before the introduction of "the Agricultural Holdings Act, that every tenant on "quitting his holding should be compensated by law, "by custom, or agreement."

Two Bills were also introduced in the same Session dealing with the law of distress and the Council approved the principle of exempting agisted stock and hired machinery, and also the limitation of the power to distrain to a period of two years.

12. In 1882 the Council re-affirmed their resolutions of the previous year. Two Select Committees of the House of Commons were appointed to consider the Bills introduced to amend the laws relating to agricultural holdings and to distress.

13. Early in 1883 the Council again pressed their demand for legislation, and the Government late in the Session introduced their Bill. Two meetings were held by the Council to consider it, and it was approved generally with some criticism of details. The Select Committee on the Law of Distress having reported in favour of the limitation of the power to distrain to one year, the Council approved the inclusion of this recommendation in the Agricultural Holdings Act. The Act was passed on 25th August of this year.

14. It was at once felt by practical men that although "the value of the improvement to an incoming tenant" was theoretically sound, as a measure of compensation it left wide scope for dispute, which would tend to increase the costs of arbitration, with nothing more definite as a guide. On December 12th, 1883, the Council debated as to the expediency of adopting a basis of valuation, such as was proposed by the Lincolnshire and West Riding Chambers.

As a result a committee was appointed to draw up a standard of compensation under the Act. It consisted of Mr. Lipscomb (Chairman), the Right Hon. H. Chaplin, M.P., the Earl of Suffolk and Berkshire, the Hon. M. Finch-Hatton, M.P., Mr. Heneage, M.P., Mr. W. Biddell, M.P., Mr. Bowen-Jones, Mr. C. S. Read, Mr. Bell, Mr. Willson, Mr. Jabez Turner, Mr. W. T. Scarth, and Mr. Duckham.

The report of this Committee was presented in June 1884, and contained a proposed scale of allowances for the unexhausted nominal value of feeding stuffs, with a schedule giving the suggestions sent up by Associated Chambers from various districts. In December following the report was adopted unanimously.

15. In March 1889, and again in May 1890, the question of the position of a tenant on land subject to mortgage was considered, and on the latter occasion the following resolution was carried :—

That where compensation for improvement is due to the occupier under the Agricultural Holdings Act of 1883, such compensation shall, with the exception of any sum arising from the payment of tithes, be a first charge on holdings, any contract with the mortgagee under the provisions of the Conveyancing Act of 1881, or of the Settled Land Act of 1882, notwithstanding; and that it is expedient to introduce a Bill into Parliament to amend the existing law in such cases.

A Bill was immediately afterwards introduced by Col. Cotton-Jodrell to give effect to this resolution, and passed into law.

In May 1890 the Council resolved—

That home-grown corn, being now so very much consumed, should, under proper safeguards, be included in the third part of the schedule under which compensation is to be given.

That the counter-claims of landlords under the Agricultural Holdings Act should be scheduled.

In November of the same year the Council resolved—

That in the opinion of this Council it is desirable to amend the Agricultural Holdings Act by establishing the relation of landlord and tenant, for the purpose of compensation under the Act, as between a tenant for life occupying his own land and the remainderman.

Recommendations.

16. The Committee have to a considerable extent formulated their recommendations as specific amendments to the present Agricultural Holdings Act, but they have not thought it within their reference to attempt to draft a new Bill, or to completely set out all the amendments which may be consequential on their recommendations. They now proceed to state the alterations in the Act which they recommend to the Council.

17. *Basis of Compensation.* The Committee recommend that the words—

"Provided always, that in estimating the value of any improvement in the First Schedule hereto, there shall not be taken into account as part of the improvement made by the tenant what is justly due to the inherent capabilities of the soil,"

be struck out of Section 1.

18. *Compensation to tenant for unexhausted improvements.*—The Committee recommend that the First Schedule should be amended so as to stand as follows :—

Part I.

Improvements to which Consent of Landlord is required.

(1.) Erection or enlargement of buildings.
(2.) Formation of silos.
(3.) Making and planting of osier beds (exceeding one acre).
(4.) Making of water meadows or works of irrigation.
(5.) Making of gardens (exceeding one acre).
(6.) Planting of orchards or fruit bushes (exceeding one acre).
(7.) Making of roads or bridges.
(8.) Making of watercourses, ponds, wells, or reservoirs, or of works for the application of water power, or for supply of water for agricultural or domestic purposes.
(9.) Making of fences.
(10.) Removal of fences.

Appendix B.

(11.) Planting of hops.
(12.) Reclaiming of uninclosed waste land.
(13.) Warping of land.
(14.) Embankment and sluices against floods.

PART II.

Improvements in respect of which Notice to Landlord is required.

(15.) Drainage.
(16.) Improving of roads.
(17.) Improving of watercourses, wells, or reservoirs, or of works for the application of water power, or for supply of water for agricultural or domestic purposes.
(18.) Laying down of permanent pasture.
(19.) Making of gardens (not exceeding one acre).
(20.) Planting of orchards or fruit bushes (not exceeding one acre).
(21.) Making and planting of osier beds (not exceeding one acre).
(22.) Reclaiming of enclosed waste land.

PART III.

Improvements to which Consent of or Notice to Landlord is not required.

(23.) Boning of land with undissolved bones.
(24.) Chalking of land.
(25.) Clay burning.
(26.) Claying of land.
(27.) Liming of land.
(28.) Marling of land.
(29.) Application to land of purchased artificial or other purchased manure.
(30.) Consumption on the holding by horses exclusively engaged or kept on the holding, cattle, sheep, or pigs, of cake, or other feeding-stuff not produced on the holding.
(31.) Consumption on the holding by horses exclusively engaged or kept on the holding, cattle, sheep, or pigs, of corn produced on the holding, provided that satisfactory evidence be adduced of the same.
(32.) Two years' and older seeds, if a good plant, and the land clean and in good heart.
(33.) Increased fertility of the holding, due to continuous good farming.
(34.) Any other improvement increasing the value of the holding as an agricultural holding, and not specifically mentioned in this schedule, for which the tenant is not otherwise compensated.

19. *Record of Condition of Holding.*—The committee recommend that the Act be amended so as to provide:—

(1.) That on the face of every award in the case of a quitting tenant, there shall be a record in a scheduled form of the general condition of the holding.
(2.) That in case of no award a record shall be made either by the landlord and entering tenant themselves, or by a valuer or valuers; and that such record shall be in duplicate or accessible to both landlord and tenant, and signed by all parties making the record.

20. *Compensation to Landlord for Dilapidations.*—The committee recommend that the dilapidations for which a landlord may claim be scheduled, and that the following be inserted as the second schedule to the Act:—

(1.) Unduly mowing grass lands.
(2.) Over cropping.
(3.) Land neglected or rendered foul by default of the tenant.
(4.) Breaking up old grass land without written consent of landlord.
(5.) Neglect of gates and fences.
(6.) Neglect of roads.
(7.) Neglect of drains, outfalls, and watercourses, for which the tenant is liable.
(8.) Damage to plantations, coppices, and timber included in the holding.
(9.) Neglect of ordinary repairs of buildings, for which the tenant is liable by custom or agreement.
(10.) Loss of manure by hay, straw, roots, or green crops, removed off the farm without written consent of the landlord, or without previous security having been given that equivalent manurial value has been or will be forthwith brought on the holding, and, if required, vouchers for the same produced at the next rent audit; provided that no removal of hay, straw, roots, or green crops, being the last year's produce, shall take place, except with the written consent of the landlord.
(11.) Other dilapidations and deteriorations or decreased fertility of the holding, caused by act or neglect of the tenant which detract from the letting value of the holding.

The committee further recommend that the period in respect of which a landlord may claim for waste or breach (section 6) be reduced from four years to two years.

21. *Notice of Claims.*—The committee recommend that the tenant and landlord shall have an equal right to claim for improvements or dilapidations respectively, and that section 7 be amended accordingly so as to read as follows:—

A tenant claiming compensation under this Act shall, 28 days at least before the determination of the tenancy, give notice in writing to the landlord of his intention to make such claim.

A landlord shall, 28 days at least before the determination of the tenancy, give notice in writing to the tenant of his intention to make a claim in respect of any waste or any breach of covenant or other agreement, provided that the landlord shall have power, within 14 days after the determination of the tenancy, to amend his claim in respect to dilapidations to buildings occurring after the notice of claim has been delivered.

Every such notice shall state, as far as reasonably may be, the particulars and amount of intended claim.

22. *Appointment of Valuers and Umpires, and Procedure.*—The committee recommend:—

That the word "valuer" be substituted for "referee" throughout the Act.

That either the landlord or tenant may act as his own valuer.

That the county council for every county (other than the metropolis) shall from time to time nominate such number of fit persons as they shall think fit to be umpires, and shall forward the names of such persons to the Board of Agriculture, who shall appoint all umpires to be appointed by them under the Act from such list.

That all umpires appointed under the Act shall be selected from a list of valuers nominated by county councils, and sanctioned by the Board of Agriculture.

That in the event of valuers not appointing an umpire before they enter upon the reference (as provided by section 9, sub-section 7) they shall not be entitled to their charges.

That the authority to appoint an umpire in the event of the valuers failing to do so shall be the Board of Agriculture (section 9, sub-section 9).

That the costs of and attending a reference (section 20) shall be subject to review by the Board of Agriculture, who shall also draw up, and from time to time revise, a scale of maximum fees for umpires.

That on questions of fact and value there shall be no appeal from the award of the umpire, but that on any question of law there may be, at the request of either party, an appeal to the judge of the county court, whose decision shall be final.

That the day fixed by the award for the payment of money awarded shall be "not later than two months" (instead of "not sooner than one month") after the delivery of the award.

That if any umpire shall be proved to the satisfaction of the Board of Agriculture to be incompetent or guilty of any misconduct in the execution of his duty as an umpire, he shall be liable to have his appointment summarily cancelled by the said Board.

23. *Service of Notice.*—The committee recommend that section 28 be amended so that a notice sent by post shall be deemed to have been served at the time when the letter containing it was registered.

24. *Fixtures.*—The committee recommend that the right of the tenant to remove fixtures shall be limited to 10 days (instead of "a reasonable time," section 34) after the termination of the tenancy; and further, that a tenant who shall have acquired by purchase any

fixture, under section 34, shall be in the same position as though he himself had affixed or erected the same.

25. *Damage by Works on Land Resumed.*—The committee recommend that a tenant shall be entitled to fair and reasonable compensation for any damage which he may suffer by the construction or carrying out of any of the works mentioned in section 41.

26. *Distress.*—The committee recommend that the right of a landlord to distrain for rent be limited *absolutely* to rent for 12 months before the making of such distress; and that the period within which (under the Law of Distress Amendment Act, 1888) a tenant may replevy goods and chattels distrained be extended to 21 days.

27. *Loans to Landlords for Carrying out Improvements.*—The committee recommend that the Board of Agriculture be empowered to grant loans to landowners for carrying out improvements on their estates.

Signed on behalf of the Committee,

WM. LIPSCOMB,
Chairman.

Norfolk House, Norfolk Street, London, W.C.,
April 30th, 1894.

R. Henry Rew,
Secretary.

CENTRAL CHAMBER OF AGRICULTURE.

REPORT OF THE COMMITTEE ON THE AGRICULTURAL HOLDINGS ACT.

ADDENDUM.

The committee on the Agricultural Holdings Act (appointed February 4th, 1894) presented their report to the Council on June 5th, 1894.

On the motion of Mr. Lipscomb, seconded by Mr. T. Carrington Smith, the Council received the report and resolved to consider it clause by clause.

Clauses 1 to 15, down to "recommendations," were adopted.

Clauses 16 and 17, "recommendations" were adopted.

Clause 18 was amended by the insertion of the word "alteration" after "erection" in item 1, part I., of the first schedule.

Clause 19 was adopted.

Clause 20 was amended as regards the proposed schedule of dilapidations for which a landlord may claim in the following particulars:—

Item (2). The words "without adequate manuring" added.

Item (4). The word "old" struck out and "permanent" inserted. After grass land, the words "existing at the commencement of the tenancy, "towards which the landlord has contributed," inserted.

Item (6). The words "for which the tenant is liable" added.

Item (10). All after "without" in first line to "provided" in fourth line struck out, and the words "adequate manure being returned" inserted.

Clause 21 amended by striking out "fourteen" and inserting "twenty-eight" days as the period within which the landlord may amend his claim, and by the addition of the following words:—

"Provided that where the tenancy of the holding is determined at different periods with respect to the land and the buildings, the valuers or the umpires shall be empowered to make an interim award as to the matters affected."

Clause 23 adopted.

Clause 24 amended by striking out "ten" and inserting "twenty-eight" days for removal of fixtures.

Clauses 25 and 26 adopted.

Clause 27 amended by the addition of the words:—

"At a rate of interest not greater than 2¾ per cent. with a sinking fund upon the usual basis."

Resolution adopted unanimously by the Council on November 6th, 1894:—

"That in the opinion of this Council it is desirable to amend the Agricultural Holdings Act by establishing the relation of landlord and tenant, for the purposes of compensation under the Act, as between a tenant for life occupying his own land and the remainderman."

R. HENRY REW,
Secretary.

Appendix C.

APPENDIX C.

FOREIGN IMPORT DUTIES ON AGRICULTURAL PRODUCE, &c.

STATEMENTS showing the RATES of CUSTOMS DUTY leviable in the various European Countries and the United States on the Importation of certain descriptions of Agricultural Produce, &c. from the United Kingdom, according to the most recent information in the possession of the Board of Trade.

BUTTER.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rbl. cop.	£ s. d.
Russia	Butter made from cows' or sheep's milk	Poud - 0 50	Cwt. - 0 4 11
	Margarine in any shape	Prohibited	Prohibited.
		Kr. öre.	
Sweden	Butter, natural or artificial	Kilog. - 0 20	Cwt. - 0 11 4
		Kr. öre.	
Norway	Butter of all kinds	Kilog. - 0 10	Cwt. - 0 5 8
Denmark		Free	Free.
		Mk. pfg.	
Germany	Butter, natural or artificial (margarine and all imitations of butter, the fatty portion of which is not exclusively obtained from milk).	100 kilos. - 16 00	Cwt. - 0 8 2
Holland	Butter and margarine	Free	Free.
Belgium		Free	Free.
		Fr. c.	
France	Butter, fresh or melted, or salted	100 kilos. - 6 00	Cwt. - 0 2 5¼
	Margarine, oleomargarine, alimentary fats, and similar substances.	„ - 15 00	„ - 0 6 1
		Reis.	
Portugal	Butter, natural	Kilog. - 250	Cwt. - 2 17 2
	Margarine and other imitations of butter	„ - 400	„ - 4 11 6
		Pes. c.	
Spain	Butter	100 kilos. - 40 00	Cwt. - 0 16 3
		Lire c.	
Italy	Butter, fresh	100 kilos. - 12 50	Cwt. - 0 5 1
	„ salted	„ - 17 50	„ - 0 7 1
		Fl. kr.	
Austria-Hungary	Butter, fresh, salted, and melted; also artificial butter	100 kilos. - 10 00	Cwt. - 0 10 2
		Fr. c.	
Switzerland	Butter, fresh	100 kilos. - 7 00	Cwt. - 0 2 10¼
	„ melted or salted; also margarine and artificial butter.	„ - 10 00	„ - 0 4 0¾
		Dr. l.	
Greece	Butter, salted for cooking purposes, and margarine	100 okes - 60 00	Cwt. - 0 19 2
	„ fresh or half-salted, for the table	„ - 160 00	„ - 2 11 2
Turkey		8 % ad val.	8 % ad val.
Bulgaria		8½ % ad val.	8½ % ad val.
		Lei. b.	
Roumania	Butter, fresh, salted, or melted; also margarine and other comestible fats.	100 kilos. - 140 00	Cwt. - 2 16 11
		Dols. cts.	
United States	Butter and substitutes therefor	Lb. - 0 04	Cwt. - 0 18 8

CHEESE.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rbl. cop.	£ s. d.
Russia		Poud - 5 40	Cwt. - 2 13 2
		Kr. öre.	
Sweden		Kilog. - 0 20	Cwt. - 0 11 4
		Kr. öre.	
Norway		Kilog. - 0 30	Cwt. - 0 16 11
		Kr. öre.	
Denmark		Pund - 0 10 5/12	Cwt. - 0 11 9
		Mks. pgf.	
Germany	Hard cheeses in the shape of millstones, weighing at least 50 kilos. each.	100 kilos. - 15 00	Cwt. - 0 7 7
	Other cheese of all kinds	„ - 20 00	„ - 0 10 2
		Fl. c.	
Holland	Cheese of all kinds, not including the cheese known as "pie," imported by land.	100 kilos. - 5 00	Cwt. - 0 4 2¾
Belgium		Free	Free.
		Fr. c.	
France		100 kilos. - 15 00	Cwt. - 0 6 1

CHEESE—*continued.*

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Reis.	£ s. d.
Portugal		Kilog. 300	Cwt. 3 8 7
		Pes. c.	
Spain		Kilog. 0 25	Cwt. 0 10 2
		Lire c.	
Italy		100 kilos. 11 00	Cwt. 0 4 5¾
		Fl. kr.	
Austria-Hungary	Cheeses, hard, in the shape of millstones, weighing 50 kilogs. or more each.	100 kilos. 5 00	Cwt. 0 5 1
	Other kinds	„ 10 00	„ 0 10 2
		Fr. c.	
Switzerland	Cheese, hard or soft	100 kilos. 4 00	Cwt. 0 1 7½
		Dr. l.	
Greece		100 okes 150 00	Cwt. 2 8 0
Turkey		8 % ad val.	8 % ad val.
Bulgaria		8½ % ad val.	8½ % ad val.
		Lei. b.	
Roumania		100 kilos. 75 00	Cwt. 1 10 6
		Dol. cts.	
United States		Lb. 0 04	Cwt. 0 18 8

WOOL.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rbl. cop.	£ s. d.
Russia	Wool, neither combed nor spun: Raw (in the grease) or washed not dyed; combings and waste of wool not dyed.	Poud 2 00	Cwt. 0 19 8
Sweden	Wool, dyed or not	Free	Free.
Norway	Wool, raw	Free	Free.
Denmark	Wool of all kinds	Free	Free.
		Mk. pg.	
Germany	Wool, raw, dyed, milled	Free	Free.
	„ combed	100 kilos. 2 00	Cwt. 0 1 0¼
Holland	Wool, raw	Free	Free.
Belgium	Wool, raw	Free	Free.
		Fr. c.	
France	Wool, raw, undyed:		
	Australian, Cape, or Indian	Free	Free.
	British	Free	Free.
	All other	100 kilos. 3 60	Cwt. 0 1 5½
	Wool, raw, dyed, all kinds	„ 25 00	„ 0 10 2
	„ combed or carded, undyed	„ 25 00	„ 0 10 2
	„ „ dyed	„ 27 50	„ 0 11 2
	Waste wool	Free	Free.
		Reis.	
Portugal	Wool, raw, in the grease, dark, including waste combings, dyed or not.	Kilog. 20	Cwt. 0 4 6¾
	Wool, raw, white	„ 3	„ 0 0 8½
	Wool, raw, washed:		
	Dark	„ 40	„ 0 9 2
	White	„ 10	„ 0 2 3½
	Dyed	„ 30	„ 0 18 4
	Wool, carded:		
	White	„ 50	„ 0 11 5
	Dyed	„ 120	„ 1 7 5
	Wool, combed:		
	White	„ 30	„ 0 6 10
	Dyed	„ 100	„ 1 2 10
		Pes. c.	
Spain	Wool, unwashed	100 kilos. 17 00	Cwt. 0 6 11
	„ washed	„ 45 00	„ 0 18 3
	„ combed, and prepared for spinning, unbleached carded wool, and waste wool from carding unbleached or dyed.	„ 48 00	„ 0 19 6
	„ combed or carded, dyed	„ 55 00	„ 1 2 4
		Lire c.	
Italy	Wool, natural, washed or unwashed	Free	Free.
	„ dyed	100 kilos. 10 00	Cwt. 0 4 0¾
	„ carded, undyed	„ 10 00	„ 0 4 0¾
	„ combed, „	„ 15 00	„ 0 6 1¼
	„ carded, dyed	„ 20 00	„ 0 8 2
	„ combed, „	„ 25 00	„ 0 10 2
	Refuse and waste of wool	Free	Free.
Austria-Hungary	Wool, raw, washed, combed, dyed, milled, or bleached; also waste wool.	Free	Free.
Switzerland	Wool, raw or washed; also waste wool	10 0 kilog. 0 30	Cwt. 0 0 1½
	„ milled, combed, dyed, tops	„ 0 60	„ 0 0 3

Appendix C.

WOOL—*continued.*

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
Greece	Wool, raw	Free	Free.
Turkey	Wool, raw	8 °/₀ ad val.	8 °/₀ ad val.
Bulgaria	Wool, raw	8½ °/₀ ad val.	8½ °/₀ ad val.
Roumania	Wool of all kinds, combed, or dyed, or not	Free	Free.
United States	Wool: Flocks, mungo, shoddy, garnetted waste, and carded waste, and carbonised noils or carbonised wool.	15 °/₀ ad val.	15 °/₀ ad val.
	Wool of the sheep, hair of the camel, goat, alpaca, or other like animals, in the form of roving, roping, or tops.	20 °/₀ ad val.	20 °/₀ ad val.
	All wool of the sheep, hair of the camel, goat, alpaca, and other like animals, and all wool and hair on the skin, noils, yarn waste, card waste, bur waste, slubbing waste, roving waste, ring waste, and all waste composed wholly or in part of wool; all the foregoing not otherwise provided for in the tariff.	Free	Free.

HIDES AND SKINS.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rble. cop.	£ s. d.
Russia	Hides and skins of all kinds, not dressed (except furs): Dry and dry salted	Poud - 0 50	Cwt. - 0 4 11
	Wet salted	,, - 0 25	,, - 0 2 5½
	(Parings of undressed hides and skins pay a duty of 50 cop. per poud.)		
Sweden	Hides and skins, undressed of all kinds, other than peltries.	Free	Free.
Norway	Hides and skins (other than furs): Undressed, salted or not:	Kr. ör.	
	Dried	Free	Free.
	Green	Free	Free.
	Dressed	Kilog. - 0 35	Cwt. - 0 19 9
Denmark	Hides and skins, undressed	Free	Free.
Germany	Hides and skins: Raw (green, salted, limed, or dried) for tanning, with or without the hair.	Free	Free.
	Skins for furriers	Free	Free.
Holland	Hides and skins, raw	Free	Free.
Belgium	Hides and skins, raw	Free	Free.
France	Hides, raw, green, or dry, large or small	Free	Free.
	Peltries, raw	Free	Free.
		Reis.	
Portugal	Hides and skins, raw or prepared, fresh	Kilog. - 13	Cwt. - 0 2 11¾
	Do. do. dried	,, - 24	,, - 0 5 6
		Pes. cts.	
Spain	Hides and skins, untanned	100 kilos. - 6 00	Cwt. - 0 2 5¼
	Peltries for clothing and trimming in their natural state or prepared.	Kilog. - 0 65	,, - 1 6 5
Italy	Hides and skins, raw, fresh or dry	Free	Free.
Austria-Hungary	Hides and skins, raw (green, or dried, also salted or limed, but not otherwise prepared).	Free	Free.
		Fr. c.	
Switzerland	Hides and skins, raw, green, salted, or dried	100 kilogs. - 0 60	Cwt. - 0 0 3
		Dr. l.	
Greece	Hides, raw, dry, salted or not	100 okes. - 10 00	Cwt. - 0 3 2¼
	Hides, raw, moist, salted or not, and those with a coating of earth.	,, - 5 00	,, - 0 1 7¼
Turkey	Hides and skins	8 °/₀ ad val.	8 °/₀ ad val.
Bulgaria	Hides and skins	8½ °/₀ ad val.	8½ °/₀ ad val.
Roumania	Hides and skins:	Lei. b.	
	Buffalo, ox, calf, sheep, lamb (excepting Astrakan), goat, kid, horse and pig skins, with or without the hair or wool, and all skins other than furs; all these fresh, salted, or dried.	100 kilos. - 3 00	Cwt. - 0 1 2¾
United States	Hides and skins, raw or uncured, whether dry, salted, or pickled.	Free	Free.
	Fur skins of all kinds not dressed in any manner	Free	Free.

Milk, Condensed.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rbl. cop.	£ s. d.
Russia	Condensed milk	Pood gross 9 60	Cwt. gross 4 14 7
Sweden	Condensed milk	Not separately tariffed.	Not separately tariffed.
Norway	Condensed milk	„ „	„ „
Denmark	Condensed milk	„ „	„ „
		Mk. pfg.	
Germany	Condensed milk	100 kilos. 60 00	Cwt. 1 10 5
		Fl. c.	
Holland	Condensed milk	100 kilos. 25 00	Cwt. 1 1 2
Belgium	Condensed milk	Not separately tariffed.	Not separately tariffed.
		Fr. c.	
France	Condensed milk, pure	100 kilos. 5 00	Cwt. 0 2 $0\frac{1}{2}$
	Condensed milk with an addition of not more than 50 % of sugar.	„ 6 00 plus half the duty on refined sugar.	„ $5\frac{1}{4}$ plus half the duty on refined sugar.
		Reis.	
Portugal	Condensed milk	Kilog. 200	Cwt. 2 5 9
		Pes. c.	
Spain	Condensed milk	Kilog. 0 50	Cwt. 1 0 4
		Lire c.	
Italy	Milk condensed or concentrated, containing up to 40 % of sugar.	100 kilos. 80 00	Cwt. 1 12 6
		Fl. kr.	
Austria-Hungary	Condensed milk	100 kilos. 20 00	Cwt. 1 0 4
		Fr. c.	
Switzerland	Condensed milk	100 kilos. 7 00	Cwt. 0 2 $10\frac{1}{4}$
		Dr. l.	
Greece	Condensed milk	100 okes. 100 00	Cwt. 1 12 0
Turkey	Condensed milk	8 % ad val.	8 % ad val.
Bulgaria	Condensed milk	$8\frac{1}{2}$ % ad val.	$8\frac{1}{2}$ % ad val.
		Lei. b.	
Roumania	Condensed milk	100 kilos. 225 00	Cwt. 4 11 6
		Dols. cts.	
United States	Milk, preserved or condensed, including weight of package.	Lb. 0 02	Cwt. 0 9 4

Seeds.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rbl. cop.	£ s. d.
Russia	Seeds not specially tariffed	Pood gross 0 10	Cwt. gross 0 0 $11\frac{3}{4}$
Sweden	Seeds :	Kr. öre.	
	Canary	Kilog. 0 10	Cwt. 0 5 8
	Pine and fir	„ 0 50	„ 1 8 3
	Timothy grass	„ 0 05	„ 0 2 10
	Other, not elsewhere mentioned	Free	Free.
Norway	Seeds :	Kr. öre.	
	Canary seed	Kilog. 0 13	Cwt. 0 7 4
	Other, not specially tariffed	Free	Free.
Denmark	Seeds, other than medicinal, including colza and other oleaginous seeds.	Free	Free.
		Mk. pfg.	
Germany	Seeds :		
	Rapeseed, poppy, sesamum, &c.	100 kilos. 2 00	Cwt. 0 1 $0\frac{1}{4}$
	Linseed, cotton seed, castor seed	Free	Free.
	Anise, corriander, fennel, and carraway seed	100 kilos. 3 00	Cwt. 0 1 $6\frac{1}{4}$
Holland	Seeds of all kinds	Free	Free.
Belgium	Seeds, other than medicinal	Free	Free.
		Fr. c.	
France	Seeds (other than medicinal) :		
	Seed for sowing	100 kilog. 3 00	Cwt. 0 1 $2\frac{3}{4}$
	Oleaginous seeds	Free	Free.
	Beetroot seed	100 kilos. 30 00	Cwt. 0 12 2
	Lucern and clover seed	„ 25 00	„ 0 10 2
		Reis.	
Portugal	Seeds for agricultural purposes	Kilog. 3	Cwt. 0 0 $8\frac{1}{4}$
	Oleaginous seeds not otherwise specified	100 kilos. 1	„ 0 0 0·03
		Pes. c.	
Spain	Sesamum, linseed, and other oleaginous seeds	100 kilos. 1 00	Cwt. 0 0 $4\frac{3}{4}$
	Seeds, alimentary, not mentioned in the tariff	„ 1 60	„ 0 0 $7\frac{3}{4}$
	Seeds, other kinds	„ 10 00	„ 0 4 $0\frac{1}{4}$
		Lire c.	
Italy	Seeds, oleaginous :	Free	Free.
	Castor beans	100 kilos 4 75	Cwt. 0 1 $11\frac{1}{4}$
	Linseed, rapeseed, and colza	„ 6 00	„ 0 2 $5\frac{1}{2}$
	Sesame and earthnuts	„ 5 00	„ 0 2 $0\frac{1}{2}$
	Other	Free	Free.
	Non-oleaginous		

Appendix C.

SEEDS—*continued.*

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Fl. kr.	£ s. d.
Austria-Hungary	Rape and poppy seed	100 kilos. 1 00	Cwt. 0 1 0¼
	Oilseed, not specially mentioned	Free	Free.
	Linseed, palm kernels, fruit kernels	Free	Free.
	Carraway seed, fennel, clover seed, mustard seed, seeds not otherwise mentioned.	100 kilos. 0 50	Cwt. 0 0 6
	Anise, coriander, and ground mustard seed	Free	Free.
		Fr. c.	
Switzerland	Seeds:		
	Seeds of graminaceous plants and clover seed	Free	Free.
	Linseed, rape seed, and other oleaginous seeds	100 kilos. 0 30	Cwt. 0 0 1½
	Other, of all kinds, not specially tariffed	Free	Free.
Greece	Oleaginous seeds (cotton seed, linseed &c.)	Free	Free.
	Seeds, other kinds, not including seeds for medicinal purposes.	Free	Free.
Turkey	Seeds of all kinds	8% ad val.	8% ad val.
Bulgaria	Seeds of all kinds	8½% ad val.	8½% ad val.
		Lei. b.	
Roumania	Oleaginous seeds of all kinds	100 kilos. 1 50	Cwt. 0 0 7½
	Aniseed	„ 6 50	„ 0 2 7¾
	Garden, forrest, and fodder seeds	Free	Free.
		Dol. c.	
United States	Seeds:		
	Castor beans or seeds	Bush. of 50 lbs. 0 25	Bush. of 50 lbs. 0 1 0½
	Flax seed or linseed, poppy seed, and other oilseeds not specially mentioned.	Bush. of 56 lbs. 0 20	Bush. of 56 lbs. 0 0 10
	Garden seeds, agricultural seeds, and other seeds not specially provided for.	10% ad val.	10% ad val.
	Seeds: anise, canary, carraway, cardamon, coriander, cotton, croton, cummin, fennel, fenugreek, hemp, horehound, mustard, rape, St. John's bread or bean, sugar beet, mangel wurzel, sorghum or sugar cane for seed, and all flower and grass seeds; all the foregoing not specially provided for in the tariff.	Free	Free.

LIVE ANIMALS.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
			£ s. d.
Russia	Domestic animals, horses, and animals of all kinds not specially tariffed.	Free	Free.
		Kr. öre.	
Sweden	Animals:		
	Horses: Foals less than one year old	Free	Free.
	Other	Each 50 00	Each 2 15 7
	Oxen	„ 10 00	„ 0 11 1
	Sheep	„ 1 00	„ 0 1 1½
	Pigs	Kilog. 0 15	Cwt. 0 8 6
	Other	Free	Free.
Norway	Animals:		
	Horses and foals	Free	Free.
	Others	Free	Free.
Denmark	Animals living	Free	Free.
		Mks. pfg.	
Germany	Animals:		
	Horses	Each 20 00	Each 1 0 0
	Horses up to 2 years old	„ 10 00	„ 0 10 0
	Mules and asses	„ 10 00	„ 0 10 0
	Foals of horses and asses	Free	Free.
	Bulls and cows	Each 9 00	Each 0 9 0
	Oxen	„ 25 50	„ 1 5 6
	Cattle up to 2½ years old	„ 5 00	„ 0 5 0
	Calves less than 6 weeks old	„ 3 00	„ 0 3 0
	Swine	„ 5 00	„ 0 5 0
	Sucking-pigs weighing less than 10 kilos.	„ 1 00	„ 0 1 0
	Sheep	„ 1 00	„ 0 1 0
	Live animals not specially mentioned	Free	Free.
	Lambs	Each 0 50	Each 0 0 6
	Goats	Free	Free.
Holland	Animals living	Free	Free.
		Fr. c.	
Belgium	Animals living:		
	Bulls and bullocks	Kilog., live weight. 0 04	Cwt., live weight. 0 1 7½
	Oxen and steers, and calves with milk teeth	„ 0 05	„ 0 2 0½
	Cows and heifers	„ 0 03	„ 0 1 2¾
	Rams, ewes, and sheep	Each 2 00	Each 0 1 7¼
	Lambs	„ 1 00	„ 0 0 9½
	All other not specially mentioned	Free	Free.

LIVE ANIMALS—*continued.*

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
France	Animals living :	Fr. c.	£ s. d.
	Horses : stallions, geldings, and mares	Each - 30 00	Each - 1 4 0
	Foals	„ - 20 00	„ - 0 16 0
	Mules	„ - 5 00	„ - 0 4 0
	Asses	„ - 3 00	„ - 0 2 5
	Oxen, cows, bulls, steers, bullocks, and heifers	100 kilos., live weight. 10 00	Cwt., live weight. 0 4 $0\frac{3}{4}$
	Calves	„ - 12 00	„ - 0 4 $10\frac{1}{2}$
	Rams, ewes, and wethers	„ - 15 50	„ - 0 6 $3\frac{1}{2}$
	Lambs weighing 8 kilos. and less	Each - 1 50	Each - 0 1 $2\frac{1}{2}$
	Goats	„ - 2 00	„ - 0 1 $7\frac{1}{4}$
	Kids	„ - 1 00	„ - 0 0 $9\frac{1}{2}$
	Pigs	100 kilos., live weight. 8 00	Cwt., live weight. 0 3 3
	Sucking-pigs weighing 15 kilos. and less	Each - 1 50	Each - 0 1 $2\frac{1}{2}$
	Animals not specially mentioned	Free	Free.
Portugal	Animals living :	Reis.	
	Asses	Each - 2,500	Each - 0 11 3
	Goats	„ - 500	„ - 0 2 3
	Geldings above the standard height of 1 met. 47 cent.	„ - 32,500	„ - 7 6 3
	Horses not otherwise specified	„ - 24,500	„ - 5 10 3
	Sheep and lambs	„ - 500	„ - 0 2 3
	Mules	„ - 14,500	„ - 3 5 3
	Pigs	„ - 3,600	„ - 0 16 2
	Cows and oxen	„ - 7,500	„ - 1 13 9
	„ not above 3 years old	„ - 2,500	„ - 0 11 3
	Other live animals	„ - 100	„ - 0 0 $5\frac{1}{2}$
Spain	Animals living :	Pes. cts.	
	Geldings above the standard height of 1 met. 46 centim.	Each - 180 00	Each - 7 4 0
	Other horses and mares	„ - 135 00	„ - 5 8 0
	Mules	„ - 80 00	„ - 3 4 0
	Asses	„ - 12 00	„ - 0 9 7
	Oxen	„ - 40 00	„ - 1 12 0
	Milch cows	„ - 25 00	„ - 1 0 0
	Cows, other	„ - 35 00	„ - 1 8 0
	Steers, heifers, and calves	„ - 25 00	„ - 1 0 0
	Pigs	„ - 20 00	„ - 0 16 0
	Sheep, goats, and other animals not mentioned	„ - 2 40	„ - 0 1 11
Italy	Animals, living :	Lire c.	
	Horses	Free	Free.
	Mules	Each - 15 00	Each - 0 12 0
	Asses	„ - 5 00	„ - 0 4 0
	Oxen	„ - 38 00	„ - 1 10 5
	Bulls	„ - 18 00	„ - 0 14 5
	Cows	„ - 12 00	„ - 0 9 7
	Heifers and steers	„ - 8 00	„ - 0 6 5
	Calves	„ - 8 00	„ - 0 6 5
	Sheep and goats	„ - 3 00	„ - 0 2 $4\frac{3}{4}$
	Pigs :		
	Weighing up to 10 kilogs. inclusive	„ - 0 75	„ - 0 0 $7\frac{1}{4}$
	Above 10 and up to 20 kilogs. inclusive	„ - 3 00	„ - 0 2 $4\frac{3}{4}$
	More than 20 kilogs.	„ - 3 75	„ - 0 3 0
Austria-Hungary	Animals, living :	Fl. kr.	
	Oxen	Each - 12 75	Each - 1 5 6
	Bulls	„ - 4 00	„ - 0 8 0
	Cows	„ - 3 00	„ - 0 6 0
	Young cattle	„ - 2 50	„ - 0 5 0
	Calves	„ - 1 50	„ - 0 3 0
	Sheep and goats (also rams wethers, and bucks)	„ - 0 50	„ - 0 1 0
	Lambs and kids	„ - 0 25	„ - 0 0 6
	Pigs	„ - 1 50	„ - 0 3 0
	Sucking pigs not weighing more than 10 kilos.	„ - 0 30	„ - 0 0 $7\frac{1}{4}$
	Horses	„ - 10 00	„ - 1 0 0
	Horses up to two years old	„ - 5 00	„ - 0 10 0
	Foals following the mare	Free	Free.
	Mules and asses	Free	Free.
Switzerland	Animals, living :	Fr. c.	
	Horses and mules	Each - 3 00	Each - 0 2 $4\frac{3}{4}$
	Foals and asses	„ - 1 00	„ - 0 0 $9\frac{1}{2}$
	Oxen	„ - 15 00	„ - 0 12 0
	Bulls intended for breeding purposes	„ - 25 00	„ - 1 0 0
	Cows and heifers with second teeth	„ - 18 00	„ - 0 14 5
	Young cattle without second teeth	„ - 12 00	„ - 0 9 7
	Fat calves weighing more than 60 kilogs.	„ - 10 00	„ - 0 8 0
	Calves weighing 60 kilogs. and less	„ - 5 00	„ - 0 4 0
	Pigs :		
	Weighing more than 60 kilogs.	„ - 5 00	„ - 0 4 0
	Weighing 60 kilogs. or less	„ - 4 00	„ - 0 3 $2\frac{1}{2}$
	Sheep	„ - 0 50	„ - 0 0 $4\frac{3}{4}$
	Goats	„ - 2 00	„ - 0 1 $7\frac{1}{4}$
	Animals not specially mentioned	Free	Free.

Appendix C.

LIVE ANIMALS—*continued.*

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
Greece	Animals, living:	Dr. lep.	£ s. d.
	Buffaloes, oxen, cows up to the weight of 140 okes.	Each - 18 00	Each - 0 14 5
	„ „ „ „ „ 300 „	„ - 30 00	„ - 1 4 0
	„ „ above the weight of 300 „	„ - 40 00	„ - 1 12 0
	Calves up to the weight of 50 okes	„ - 12 00	„ - 0 9 7
	Horses, mules, and foals	„ - 20 00	„ - 0 16 0
	Asses and their foals	„ - 10 00	„ - 0 8 0
	Swine in general	„ - 10 00	„ - 0 8 0
	Sucking pigs	„ - 2 50	„ - 0 2 0
	Sheep and goats	„ - 1 50	„ - 0 1 2½
	All other	Free	Free.
Turkey	Animals, living	8 % ad val.	8 % ad val.
Bulgaria	Animals, living	8½ % ad val.	8½ % ad val.
Roumania	Animals, living:	Lei. b.	
	Horses (stallions and geldings)	Each - 25 00	Each - 1 0 0
	Mares	„ - 15 00	„ - 0 12 0
	Colts	„ - 8 00	„ - 0 6 5
	Mules and asses	„ - 5 00	„ - 0 4 0
	Bulls, oxen, buffaloes, and cows	„ - 5 00	„ - 0 4 0
	Young bulls, steers, and heifers	„ - 4 00	„ - 0 3 2⅓
	Calves	„ - 2 50	„ - 0 2 0
	Rams and sheep, ewes, goats, lambs, and kids	„ - 2 00	„ - 0 1 7⅓
	Pigs	„ - 3 00	„ - 0 2 4⅔
	Sucking pigs	„ - 0 90	„ - 0 0 8⅙
United States	All live animals not specially mentioned	20 % ad val.	20 % ad val.

FLAX AND HEMP.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
			£ s. d.
Russia	Flax and hemp, combed or not; tow of flax and hemp; New Zealand flax; Manilla hemp, raw.	Free	Free.
Sweden	Flax or hemp, hackled or not	Free	Free.
Norway	Flax, hemp, Manilla hemp, hackled or not; also waste thereof and tow.	Free	Free.
Denmark	Hemp combed or not, hemp, tow, and Manilla hemp	Free	Free.
	Flax, hackled or not; flax tow	Free	Free.
Germany	Flax and hemp, raw, steeped or hackled; also tow and other waste.	Free	Free.
Holland	Flax and hemp, raw	Free	Free.
Belgium	Flax and hemp, raw	Free	Free.
		Fr. c.	
France	Flax, raw, hackled, combed or as tow	Free	Free.
	Hemp raw, broken, stripped or as tow	Free	Free.
	Hemp, combed	100 kilos. 10 00	Cwt. - 0 4 0¾
		Reis.	
Portugal	Flax and hemp, raw	Kilog. 9	Cwt. - 0 2 0¾
		Pes. Cts.	
Spain	Hemp, raw or hackled	100 kilos. 10 00	Cwt. - 0 4 0¾
	Flax, raw or hackled	„ 2 70	„ - 0 1 1¼
Italy	Flax and hemp, raw	Free	Free.
	„ combed	Free	Free.
Austria-Hungary	Flax and hemp, raw, steeped, hackled or bleached, also flax or hemp waste.	Free	Free.
		Fr. c.	
Switzerland	Flax and hemp, raw, steeped, stripped, or hackled; also waste of flax or hemp.	100 kilos. 0 30	Cwt. - 0 0 1½
		Dr. l.	
Greece	Hemp, raw	100 okes. 20 00	Cwt. - 0 6 5
	Flax, raw	Free	Free.
Turkey	Flax and hemp	8 % ad val.	8 % ad val.
Bulgaria	Flax and hemp	8½ % ad val.	8½ % ad val.
		Lei. b.	
Roumania	Flax and hemp, raw, dried, retted, hackled, combed or not; also tow of flax or hemp.	100 kilos. 8 00	Cwt. - 0 3 3
		Dols. c.	
United States	Flax, hackled, known as "dressed line"	Lb. 0 01½	Cwt - 0 7 0
	Hemp, hackled, known as "dressed line"	„ 0 01	„ - 0 4 8
	Flax and hemp, raw, not hackled; also tow of flax or hemp and flax or hemp waste	Free	Free.

Potatoes.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
			£ s. d.
Russia		Free	Free.
Sweden	Potatoes, even, crushed, or rasped	Free	Free.
Norway		Free	Free.
Denmark		Free	Free.
Germany		Free	Free.
Holland		Free	Free.
Belgium		Free	Free.
France		Fr. c. 100 kilog. 0 40	Cwt. 0 0 2
Portugal		Reis. Kilog. 7	Cwt. 0 1 7¼
Spain		Pes. c. 100 kilog. 3 00	Cwt. 0 1 2¾
Italy		Free	Free.
Austria-Hungary		Free	Free.
Switzerland		Free	Free.
Greece		Dr. l. 100 okes. 2 00	Cwt. 0 0 7¾
Turkey		8 % ad val.	8 % ad val.
Bulgaria		8½ % ad val.	8½ % ad val.
Roumania		Lei. b. 100 kilos. 2 50	Cwt. 0 1 0¼
United States		Dol. cts. Bush. of 60 lbs. 0 15	Bush. of 60 lbs. 0 0 7½

Malt.

Countries.	Tariff Classification.	Rates of Duty.	English Equivalents.
		Rbl. cop.	£ s. d.
Russia		Poud 0 60	Cwt. 0 5 11
Sweden	Malt, crushed or not	Kr. öre. 100 kilos. 1 50	Cwt. 0 0 10
Norway	Malt of all kinds, ground or not	Kr. öre. Kilog. 0 29	Cwt. 0 16 4
Denmark		Free	Free.
Germany	Malt, oat Malt, barley	Mks. pfg. 100 kilos. 4 00 „ 3 60	Cwt. 0 2 0½ „ 0 1 10
Holland		Free	Free.
Belgium		Free	Free.
France		Fr. c. 100 kilos. 4 00	Cwt. 0 1 7½
Portugal		Reis. Kilog. 6	Cwt. 0 1 4¼
Spain		Not separately tariffed	Not separately tariffed.
Italy		Lire c. Ton 11 50	Cwt. 0 0 5½
Austria-Hungary		Fl. kr. 100 kilos. 1 50	Cwt. 0 1 6¼
Switzerland		Fr. c. 100 kilos. 1 00	Cwt. 0 0 4¾
Greece		Not separately tariffed	Not separately tariffed.
Turkey		8 % ad val.	8 % ad val.
Bulgaria		8½ % ad val.	8½ % ad val.
Roumania		Lei. b. 100 kilos. 9 00	Cwt. 0 3 8
United States	Barley malt	40 % ad val.	40 % ad val.

Commercial Department,
Board of Trade,
7th January 1895.

Appendix D.

APPENDIX D.

AGRICULTURAL STATISTICS.

Corn Area in the several Agricultural Divisions and Sub-divisions and Counties in England at different Periods.

Memorandum presented by William C. Little, a member of the Commission, April 1895.

The following tables are in continuation of a series which I compiled and published in 1882 with the object of determining the relative position held by the different counties of England in respect of the area of corn crops generally, and that of wheat, barley, and oats particularly. For the purpose in view I took the average result during the 10 years 1872 to 1881 as a safer guide and standard of comparison than would have been afforded by the statistics of any single year.

Having ascertained the positive and relative importance of the corn crops in each county, I proceeded to suggest the grouping of counties in four geographical provinces or divisions of the county, and in accordance with the greater or lesser prominence of the corn crop area; No. I. division having the largest proportion of its farmed land, and No. IV. division the smallest proportion of such land devoted to corn growing. The grouping thus suggested was subsequently adopted for statistical purposes by the Board of Agriculture, with a further development of the principle by the division of each group of counties into two not very unequal sub-divisions.

The tables now presented carry on the comparison of the divisions, sub-divisions, and counties of England to the latest possible date, 1894. The intervening years since the first set of tables was compiled have been divided into three periods, viz.:—

(i.) Five years, 1882–1886.
(ii.) Five years, 1887–1891.
(iii.) Three years, 1892–1894.

It seemed to me that while a period of *ten* years was not too prolonged for my original purpose, viz., that of determining the comparative importance of the corn crop and of certain descriptions of corn in different parts of the country, the changes in the system of cultivation which have been so marked during recent years could be better appreciated by comparing the averages of somewhat shorter periods with those of the first period of 10 years.

I have not thought it necessary to make a thorough and exhaustive comparison of each period, though the tables supply the materials for such comparison. It seemed sufficient in dealing with the larger areas of divisions and sub-divisions to compare the average results during the three years, 1892, 1893, and 1894, with those of the 10 years, 1872–1881.

It should, however, be pointed out that while a 10 years' result may be relied upon for a comparison between county and county during the period covered it does not fully indicate the difference between one period and another, since it minimises the extent of the change wherever the tendency of such change is continuously in one direction though not absolutely visible in each year. For instance, in every county in England the corn area and the wheat area was less in 1880 and 1881 than in 1872 and 1873. The barley area increased in the 10 years, 1872–1881, in 24 counties, was practically stationary in 8, and decreased in 10 counties. Oats increased in area in 33 counties and declined in 3 counties during these 10 years. If, therefore, a period of three years ending in 1874 were compared with that of three years ending 1894 the decrease in the corn crops and wheat crops would be much greater than these tables represent, while the increase in both barley and oats would be considerably larger than these tables would appear to show.

The system upon which these tables have been arranged is as follows:—

Section A relates to corn crops of all kinds.
„ B „ wheat.
„ C „ barley.
„ D „ oats.

In each of these sections the 1st table (Nos. I., VII., XII., XVII.) deals with the larger areas of divisions and sub-divisions, giving the average area under each particular section in 1872–81 and in 1892–94, with the per-centage of the total cultivated area under the crops in question, and the rate of increase or decrease since the earlier period.

Tables II., VIII., XIII., XVIII. give similar particulars as to area and ratio of area to cultivated area during three periods.

Subsequent tables in each section show the counties of England arranged in respect of the positive and relative area under each of the crops dealt with, and the rate of increase or decrease in area which has taken place.

It may be worth while to point out some of the more striking facts which are exhibited by these tables.

It has been stated that the several divisions of the county were made in respect of the relative importance of the corn crops. Table I. shows that no change has taken place in the order of these divisions. The ratio of corn to cultivated area being approximately 40 per cent. in Division I., 24½ per cent. in No. II., 18½ per cent. in No. III., and 15 per cent. in No. IV. The proportion in all England being 24·33 per cent. The results as regards decrease in area are not so uniform. As will be seen when the details are examined in some counties and divisions the marked tendency has been a decrease in corn crops generally, in others it has been, to some extent, the substitution of one kind of corn crops for another. It will be remarked, however, that in Division I., which is pre-eminently the corn region, the decrease of area under corn has been much smaller than in any other division, it being only 10·7 per cent. On the other hand, it will be seen that the greatest decrease in corn area is in Division II., where it amounts to more than 23 per cent. A. Corn Crops.

Table II. shows that in almost every county the decline in the importance of corn crops has been continuous. In Lancashire, Westmoreland, and Worcester the proportionate area has been slightly larger, and in Herts and Cumberland it has been the same during the last three years as it was during the preceding period of five years. In three of these counties, however, the area under corn is small.

In Table III. the counties are arranged in order of positive and relative area of corn crops. It will be seen that in Cambs 47½ per cent. of the farmed land is still under corn, while in Westmoreland less than 7½ per cent. is thus cropped.

Table IV. shows what has been the increase or decease in the positive area of corn in each county, taking for comparison the average 1872–1881, and that during 1892–1894. It appears that in Lancashire only is an increase shown, in other counties the decrease ranges from 35 per cent. in Cheshire to 39·5 per cent. in Middlesex, the decrease in the latter county being slightly exaggerated by the abstraction of a portion of the former area which is now counted as in the county of London. (*See* note to Table II.)

Table V. shows how much of the corn crops was in wheat, barley, and oats respectively in each division and sub-division of England at two different periods. It appears that as regards wheat the order of the divisions is strictly the same as it is with regard to corn, Nos. 1 to 4 following in regular order, 35·2, 34·4, 32·0, and 17·4 per cent. being the several proportions. In barley the order of divisions is Nos. I., III., II., IV. In oats, as might be expected, the order is reversed, and Nos. IV., III., II., I. follow in order of diminishing importance of the crop.

In Table VI. the proportionate part of the whole area under corn crops, wheat, barley, and oats in each division and sub-division is shown. B. Wheat

Turning next to the tables relating to wheat, it is not a little remarkable that when the decrease of area is examined it will be found that the decrease proceeds regularly as we descend from the more conspicuous to the least conspicuous corn region, and that such

decrease, which is universal, is in inverse ratio to the relative importance of the crop. Thus in the several divisions and sub-divisions the relative area and the rate of decrease in area were as follows:—

	Relative Area, 1892–94.	Decrease, 1892–94 as compared with 1872–81.
I.—a	16·23	22·4
b	12·18	31·4
Total	**14·1**	**26·8**
II.—a	9·11	36·1
b	7·55	38·1
Total	**8·48**	**37·1**
III. a	6·90	43·0
b	4·82	44·9
Total	**5·89**	**43·8**
IV. a	3·12	52·6
b	2·15	54·0
Total	**2·63**	**53·2**
England	**7·67**	**36·5**

It is not necessary to discuss each table in detail, but reference may be made to Table XI., which shows the counties arranged in respect of wheat area relatively to cultivated area, and also arranged in respect of the least decrease in the area of wheat. In the left-hand column, if we take the first seven counties in the list, we have a group of Eastern and Midland counties where the per-centage of cultivated area under wheat ranges from 13·4 to 20·8 per cent. In the next column the same seven counties stand first, though not exactly in the same order. Similarly at the other end of the scale there is a striking coincidence in the names of counties with the least proportionate area of wheat and the greatest proportionate decrease in that area.

C. Barley. The tables relating to barley show some curious and by no means uniform results. In the sub-division containing Lincoln, Norfolk, and the East Riding of Yorkshire, there has been an increase in the acreage of barley; in every other sub-division a marked decrease has occurred. In the north-west sub-division this decrease has been more than 40 per cent. A reference to Table XVI. will show that the increase in Sub-division I. b. was most marked in the county of Lincoln, while as regards Sub-division IV. b., Cheshire, Westmoreland, and Cumberland exhibit a decrease ranging from 36·6 to 62·8 per cent. in the area of barley.

D. Oats. With regard to oats, there has been a remarkable increase in the area of the crop in Divisions I. and III. In Sub-division (a) of Division III. that increase was at the rate of 55 per cent.; in Sub-division (a) of Division II. the increase was only 7·9 per cent.

A glance at Table XVII. will show that in every county except Northumberland the increase of the area under oats has been continuous. Taking the four periods of comparison it will be seen from Table XX. that the area of oats in the county under consideration decreased by 2·3 per cent. during the 2nd period (1882–86), by 11·2 per cent. in the 3rd period (1887–91), and by 15 per cent. in the 4th period (1892–94). On the other hand, in some counties the increase in the area of oats has been remarkable, as in Worcester and Suffolk (*see* Table XXI. (*b.*)), and as has been already observed, if the last three years were compared with the earlier years of the first period, the result would be still more striking. In the following statement the aggregate area of oats in certain counties during the three years, 1872, 1873, and 1874, is contrasted with that of the three years, 1892, 1893, and 1894. The counties selected are those which appear at the head of the list in Table XXI. (*b*).

Counties.	Aggregate Area.		Per-centage of Increase.
	3 Years, 1872–74.	3 Years, 1892–94.	
Worcester	21,376	51,416	140·5
Suffolk	40,751	94,647	132·2
Gloucester	45,886	99,991	118·0
Hereford	32,330	68,471	111·8
Beds	27,440	53,378	94·5
Norfolk	83,882	153,392	83·0
Warwick	43,171	85,946	99·1

It may be convenient to indicate what are the counties included in each of the agricultural divisions and sub-divisions of England:—

Division I.

Sub-division (a.):

Beds, Cambs, Essex, Herts, Hants, Suffolk.

Sub-division (b.):

Lincoln, Norfolk, York, E.R.

Division II.

Sub-division (a.):

Berks, Hants, Kent, Surrey, Sussex.

Sub-division (b.):

Bucks, Leicester, Middlesex, Northampton, Notts Oxon, Rutland, Warwick.

Division III.

Sub-division (a.):

Gloucester, Hereford, Monmouth, Salop, Wilts, Worcester.

Sub-division (b.):

Cornwall, Devon, Dorset, Somerset.

Division IV.

Sub-divison (a.):

Durham, Northumberland, York, N.R. and W.R.

Sub-division (b.):

Chester, Cumberland, Derby, Lancaster, Stafford, Westmoreland.

Appendix D.

A. Corn Crops.

ENGLAND.

A.—CORN CROPS OF ALL KINDS.

Table I.—Showing the Average Area of Corn Crops in the several Agricultural Divisions and Subdivisions of England during the 10 years 1872 to 1881, and also in the three years 1892 to 1894, with the Per-centage of the Cultivated Area under such Crops, and the rate of decrease in Area in the latter period.

Divisions and Sub-divisions.	Average Area 10 Years, 1872–1881.		Average Area 3 Years, 1892–1894.		Decrease per cent. 1892–94 compared with 1872–81.
	Acres.	Per-centage of Cultivated Area.	Acres.	Per-centage of Cultivated Area.	
I.—(*a*) E. Counties	1,405,999		1,228,997	42·45	12·6
(*b*) N.E. do.	1,352,398		1,235,330	37·81	8·7
Total for Division	2,758,397	45·21	2,464,327	40·0	10·7
II.—(*a*) S.E. Counties	939,051		729,608	25·96	22·3
(*b*) E.M. do.	926,008		702,253	23·35	24·2
Total for Division	1,865,059	32·47	1,431,861	24·61	23·2
III.—(*a*) W.M. Counties	822,086		622,521	19·29	24·3
(*b*) S.W. do.	686,109		553,759	17·46	18·7
Total for Division	1,508,195	24·67	1,176,280	18·39	22·0
IV.—(*a*) N. Counties	686,242		556,949	17·30	18·8
(*b*) N.W. do.	486,736		428,517	12·96	12·0
Total for Division	1,172,978	18·63	985,466	15·10	15·9
England	7,304,558	30·12	6,057,934	24·33	17·0

TABLE II.—Showing the AVERAGE AREA of CORN CROPS in each County of England during four Periods, with the Ratio of such Area to the total Cultivated Area during three of those Periods.

		Corn Crops. Average Area in hundreds of Acres.				Ratio of Corn Crops to cultivated Area = 100.		
		3 Years, 1892–1894.	10 Years, 1872–1881.	5 Years, 1882–1886.	5 Years, 1887–1891.	10 Years, 1872–1881.	5 Years, 1887–1891.	3 Years, 1892–1894.
1	Bedford	1,151	1,036	976	962	44·6	37·6	37·8
2	Berks	1,464	1,325	1,282	1,182	39·3	32·7	31·6
3	Bucks	1,324	1,174	1,084	1,051	32·9	26·7	26·1
4	Cambs	2,576	2,440	2,375	2,331	53·3	48·6	47·5
5	Chester	826	804	810	797	15·7	15·0	14·8
6	Cornwall	1,438	1,350	1,303	1,268	27·0	21·8	21·4
7	Cumberland	971	947	908	876	17·5	15·1	15·1
8	Derby	703	572	541	508	13·9	10·6	10·0
9	Devon	2,879	2,597	2,464	2,350	26·0	20·4	19·3
10	Dorset	1,119	994	933	883	23·4	18·9	18·0
11	Durham	933	836	746	707	22·7	17·2	16·1
12	Essex	4,041	3,730	3,567	3,405	49·0	42·8	41·1
13	Gloucester	1,721	1,518	1,373	1,302	26·6	20·8	19·8
14	Hants	2,534	2,269	2,132	2,046	36·1	33·0	28·7
15	Hereford	1,068	929	861	806	24·4	19·3	18·1
16	Herts	1,470	1,373	1,330	1,319	43·6	39·0	39·0
17	Hunts	993	902	830	773	47·5	39·4	36·6
18	Kent*	2,391	2,097	1,991	1,827	32·6	26·3	24·3
19	Lancaster	1,012	1,029	1,036	1,050	13·2	12·6	12·7
20	Leicester	1,048	835	739	701	22·3	15·6	14·8
21	Lincoln	6,221	6,015	5,875	5,675	42·1	38·7	37·4
22	London	—	—	—	8	—	—	5·2
23	Middlesex*	188	148	128	114	16·1	11·3	10·4
24	Monmouth	384	309	268	240	16·4	10·9	9·8
25	Norfolk	4,518	4,376	4,271	4,208	42·1	39·1	38·9
26	Northampton	1,793	1,559	1,420	1,358	32·2	25·3	24·3
27	Northumberland	1,349	1,223	1,079	988	19·6	15·0	13·9
28	Notts	1,579	1,383	1,279	1,250	35·4	28·1	27·8
29	Oxon	1,639	1,501	1,382	1,334	39·5	33·3	32·1
30	Rutland	263	233	219	212	30·7	25·2	24·3
31	Salop	1,687	1,524	1,439	1,372	24·2	20·0	19·9
32	Somerset	1,425	1,197	1,099	1,037	17·0	12·6	12·0
33	Stafford	1,153	1,001	926	869	19·4	15·3	14·4
34	Suffolk	3,828	3,672	3,604	3,500	49·8	46·3	45·4
35	Surrey*	955	808	729	670	32·0	24·6	23·1
36	Sussex	2,047	1,802	1,707	1,572	31·0	25·0	23·0
37	Warwick	1,427	1,154	1,040	995	29·3	21·0	20·9
38	Westmorland	203	193	190	185	8·4	7·3	7·4
39	Wilts	2,178	1,899	1,729	1,660	29·2	22·8	21·9
40	Worcester	1,183	992	904	845	30·0	20·5	20·9
41	Yorks, E. R.	2,785	2,660	2,537	2,471	41·5	38·0	37·0
42	„ N. R.	2,202	2,072	1,950	1,889	26·5	22·6	21·9
43	„ W. R.	2,379	2,192	2,076	1,987	20·2	17·1	16·5
	ENGLAND	73,046	66,671	63,104	60,580	30·12	25·3	24·7

* *Note.*—The area of Kent, Surrey and Middlesex has been diminished by the selling out of the County of London.—In each county the decrease in the cultivated area caused by this change would be less than 1½ per cent.

Appendix D. A. Corn Crops.

TABLE III.—Showing the COUNTIES of ENGLAND ranged in the order from maximum to minimum of—(*a*) The Average Area of Corn Crops during the three years 1892–1894. (*b*.) The proportionate Area of such Crops during the same period.

(*a*). Area.				(*b*.) Proportionate Area.			
Order.		Counties in order from highest average area 1892–94.	Acres.	Order.		Counties in order from highest proportionate area 1892–94.	Per-centage of cultivated area 1892–94.
1872–81.	1892–94.			1872–81.	1892–94.		
1	1	Lincoln	567,483	1	1	Cambs	47·5
2	2	Norfolk	420,769	2	2	Suffolk	45·4
4	3	Suffolk	350,013	3	3	Essex	41·1
3	4	Essex	340,547	6	4	Herts	39·0
6	5	York, E.R.	247,018	7	5	Norfolk	38·9
5	6	Devon	235,020	5	6	Beds	37·8
7	7	Cambs	233,098	8	7	Lincoln	37·4
8	8	Hampshire	204,558	9	8	York, E.R.	37·0
10	9	York, W.R.	198,657	4	9	Hunts	36·6
11	10	York, N.R.	188,869	10	10	Oxon	32·1
9	11	Kent	182,659	11	11	Berks	31·6
12	12	Wilts	165,978	12	12	Hampshire	28·7
13	13	Sussex	157,216	13	13	Notts	27·8
16	14	Salop	137,240	14	14	Bucks	26·1
14	15	Northampton	135,771	15	15, 16, 17	*Kent	24·3
17	16	Oxon	133,433	16		Northampton	
19	17	Herts	131,914	19		Rutland	
15	18	Gloucester	130,238	17	18	*Surrey	23·1
21	19	Cornwall	126,790	18	19	Sussex	23·
18	20	Notts	125,016	22	20, 21	Wilts	21·9
20	21	Berks	118,176	25		York, N.R.	
25	22	Bucks	105,081	23	22	Cornwall	21·4
32	23	Lancaster	105,043	21	23, 24	Warwick	20·9
23	24	Somerset	103,659	20		Worcester	
22	25	Warwick	99,517	28	25	Salop	19·9
24	26	Northumberland	98,754	24	26	Gloucester	19·8
28	27	Beds	96,170	26	27	Devon	19·3
29	28	Dorset	88,290	27	28	Hereford	18·1
34	29	Cumberland	87,631	29	29	Dorset	18·0
27	30	Stafford	86,873	32	30	York, W.R.	16·5
26	31	Worcester	84,512	30	31	Durham	16·1
30	32	Hereford	80,562	35	32	Cumberland	15·1
37	33	Chester	79,750	39	33, 43	Chester	14·8
33	34	Huntingdon	77,255	31		Leicester	
36	35	Durham	70,669	34	35	Stafford	14·4
31	36	Leicester	70,075	33	36	Northumberland	13·9
35	37	Surrey	66,999	41	37	Lancaster	12·7
38	38	Derby	50,768	36	38	Somerset	12·0
39	39	Monmouth	23,996	38	39	*Middlesex	10·4
40	40	Rutland	21,230	40	40	Derby	10·0
41	41	Westmoreland	18,452	37	41	Monmouth	9·8
42	42	Middlesex	11,351	42	42	Westmoreland	7·4
—	43	London	779	—	43	London	5·2

* *See* Note to Table II.

TABLE IV.—Showing the Counties of England in order of Increase or Decrease in the AVERAGE AREA of CORN CROPS in 1892–1894 as compared with that in the 10 years 1872–1881 with Index numbers showing the order in which the several Counties rank in respect of the proportionate area under Corn Crops.

Order.	Counties.	Order in respect of Proportionate Corn Area.	Per-centage of Increase or Decrease.	Order.	Counties.	Order in respect of Proportionate Corn Area.	Per-centage of Increase or Decrease.
	Increase.			20	Berks	11	19·3
				21	Hampshire	12	20·0
1	Lancashire	37	3·8	22	Bucks	14	20·7
	Decrease.			23	Notts	13	20·8
				24	Dorset	29	21·1
2	Chester	33	3·5	25	Huntingdon	9	22·2
3	Norfolk	5	6·9	26	Sussex	19	23·2
4	Suffolk	2	8·6	27	*Kent	15	23·6
5	Lincoln	7	8·8	28	Wilts	20	23·8
6	Westmoreland	42	8·9	29, 30	Durham	31	24·2
7	Cambs	1	9·5		Northampton	15	
8	Cumberland	32	9·8	31	Gloucester	26	24·3
9	Herts	4	10·3	32, 33	Hereford	28	24·6
10	York, E.R.	8	11·3		Stafford	35	
11	Cornwall	22	11·9	34	Northumberland	36	26·8
12	York, N.R.	20	14·2	35	Somerset	38	27·3
13	Essex	3	15·7	36	Derby	40	27·8
14, 15	Beds	6	16·5	37	Worcester	23	28·6
	York, W.R.	30		38	*Surrey	16	29·8
16	Devon	27	18·4	39	Warwick	23	30·0
17	Oxon	10	18·6	40	Leicester	33	33·1
18	Salop	25	18·7	41	Monmouth	41	37·5
19	Rutland	15	19·2	42	*Middlesex	39	39·5

* *See* Note to Table II.

TABLE V.—Showing the PER-CENTAGE of CORN CROPS in WHEAT, BARLEY, and OATS in each Agricultural Division and Subdivision in 1872–81 and in 1892–94.

	Wheat.		Barley.		Oats.		Wheat, Barley, and Oats.	
	1872–81.	1892–94.	1872–81.	1892–94.	1872–81.	1892–94.	1872–81.	1892–94.
I.—(*a.*) E. Counties	Per Cent. 43·1	Per Cent. 38·2	Per Cent. 30·5	Per Cent. 31·0	Per Cent. 9·8	Per Cent. 16·7	Per Cent. 83·4	Per Cent. 85·9
(*b.*) N.E. do.	42·9	32·2	33·4	38·6	15·1	22·6	91·4	93·4
Division I.	43·0	35·2	31·9	34·8	12·4	19·6	87·3	89·6
II.—(*a.*) S.E. Counties	42·6	35·1	20·1	19·6	25·2	34·9	87·9	89·6
(*b.*) E.M. do.	41·4	33·8	28·5	28·5	15·1	26·6	85·0	88·9
Division II.	42·0	34·4	24·2	24·0	20·2	30·8	86·4	89·2
III.—(*a.*) W.M. Counties	47·8	36·0	26·3	27·4	13·4	27·5	87·5	90·9
(*b.*) S.W. do.	40·4	27·6	29·2	26·5	26·1	42·9	95·7	97·0
Division III.	44·5	32·0	27·6	27·0	19·2	34·7	93·3	93·7
IV.—(*a.*) N. Counties	30·9	18·0	31·1	33·2	31·9	45·0	93·9	96·2
(*b.*) N.W. do.	31·7	16·6	13·8	9·2	49·6	70·5	95·1	96·3
Division IV.	31·2	17·4	23·9	22·7	39·3	56·1	94·4	96·2
ENGLAND	41·2	31·5	27·8	28·7	20·1	31·1	89·1	91·3

Appendix D.

A. Corn Crops.

TABLE VI.—Showing the average PER-CENTAGE of the TOTAL AREA of CORN CROPS of all kinds, and separately of WHEAT, BARLEY, and OATS, in each Agricultural Division and Subdivision of England during two periods, viz., 10 years 1872–1881 and three years 1892–1894.

Divisions and Subdivisions.	Corn Crops.		Wheat.		Barley.		Oats.	
	1872–81.	1892–94.	1872–81.	1892–94.	1872–81.	1892–94.	1872–81.	1892–94.
I.—(*a*.)	19·25	20·29	20·15	24·01	21·13	21·85	9·84	10·83
(*b*.)	18·51	20·39	19·29	20·85	22·26	27·35	13·90	14·80
Total I.	37·76	40·68	39·44	45·46	43·39	49·20	23·24	25·63
II.—(*a*.)	12·86	12·04	13·32	13·40	9·28	8·21	16·10	13·51
(*b*.)	12·67	11·59	12·74	12·43	13·00	11·51	9·52	9·82
Total II.	25·53	23·63	26·06	25·83	22·28	19·72	25·62	13·43
III.—(*a*.)	11·26	10·28	13·07	11·73	10·65	9·79	7·53	9·09
(*b*.)	9·39	9·14	9·23	8·00	9·88	8·44	12·21	12·52
Total III.	20·65	19·42	22·30	19·73	20·53	18·23	19·74	21·62
IV.—(*a*.)	9·39	9·20	7·06	5·26	10·50	10·60	14·92	13·30
(*b*.)	6·67	7·07	5·14	3·72	3·30	2·25	16·48	16·02
Total IV.	16·06	16·27	12·20	8·98	13·80	12·85	31·40	29·32
TOTAL ENGLAND	100·	100·	100·	100·	100·	100·	100·	100·

B. Wheat.

B.—WHEAT AREA.

TABLE VII.—Showing the AVERAGE AREA under WHEAT in each Agricultural Division and Subdivision of ENGLAND during two periods, viz., 10 years in 1872–1882 and three years 1892–1894, with the DECREASE PER-CENT. in AREA during the later period, and the PROPORTIONATE AREA during each period.

Divisions and Sub-divisions.	Average Area.		Decrease in latter Period.	Per-centage of Cultivated Area.	
	1872–1881.	1892–1894.		1872–1881.	1892–1894.
	Acres.	Acres.	Per Cent.		
I.—(*a*) E. Counties	605,937	469,961	22·4		16·23
(*b*) N.E. do.	579,893	398,020	31·4		12·18
Total for Division	1,185,830	867,981	26·8	19·43	14·1
II.—(*a*) S.E. Counties	400,394	255,928	36·1		9·11
(*b*) E.M. do.	383,196	237,205	38·1		7·55
Total for Division	783,590	493,133	37·1	13·64	8·48
III.—(*a*) W.M. Counties	392,826	223,937	43·0		6·90
(*b*) S.W. do.	277,521	152,869	44·9		4·82
Total for Division	670,347	376,806	43·8	10·97	5·89
IV.—(*a*) N. Counties	212,217	100,576	52·6		3·12
(*b*) N.W. do.	154,425	71,082	54·0		2·15
Total for Division	366,642	171,658	53·2	5·82	2·63
ENGLAND	3,006,409	1,909,578	36·5	12·4	7·67

B.—WHEAT AREA.

TABLE VIII.—Showing for each COUNTY of ENGLAND the AVERAGE AREA under WHEAT during four Periods, and the PER-CENTAGE of the total CULTIVATED AREA under that Crop during three of those Periods.

Index No.	County.	Average Acreage during 4 Periods in Hundreds of Acres.				Per-centage of Cultivated Area in Wheat.		
		10 Years, 1872–1881.	5 Years, 1882–1886.	5 Years, 1887–1891.	3 Years, 1892–1894.	10 Years, 1872–1881.	5 Years, 1887–1891.	3 Years, 1892–1894.
1	Bedford	504	448	446	391	19·5	17·2	16·9
2	Berks	594	514	469	407	16·0	12·5	10·9
3	Bucks	546	469	444	379	13·6	11·0	9·4
4	Cambs	1,251	1,097	1,087	1,016	25·9	22·2	20·8
5	Chester	278	205	177	121	5·3	3·3	2·2
6	Cornwall	474	360	338	281	8·9	5·5	4·7
7	Cumberland	186	119	71	46	3·3	1·2	0·8
8	Derby	267	199	179	141	5·3	3·5	2·7
9	Devon	1,183	924	837	653	10·7	6·9	5·4
10	Dorset	426	348	296	240	8·9	6·0	4·8
11	Durham	340	256	218	162	8·3	5·0	3·7
12	Essex	1,774	1,540	1,462	1,280	21·5	17·6	15·4
13	Gloucester	875	725	646	524	13·5	9·8	8·0
14	Hampshire	1,052	892	808	686	15·0	11·3	9·6
15	Hereford	555	430	380	292	12·7	8·5	6·5
16	Hertford	614	573	566	527	18·2	16·0	15·6
17	Huntingdon	449	393	374	330	21·5	17·7	15·6
18	Kent	1,003	781	692	596	13·7	9·1	7·9
19	Lancaster	308	251	232	164	4·0	2·8	2·0
20	Leicester	397	297	281	233	8·5	5·9	4·9
21	Lincoln	2,818	2,390	2,306	1,904	19·1	15·2	12·5
22	London	—	—	—	4	—	—	2·5
23	Middlesex	80	58	51	41	6·9	4·5	3·8
24	Monmouth	180	129	105	78	7·7	4·3	3·2
25	Norfolk	1,944	1,738	1,636	1,450	18·1	15·0	13·4
26	Northampton	750	605	562	476	13·5	10·0	8·5
27	Northumberland	282	195	141	91	4·1	2·0	1·3
28	Notts	681	538	494	413	15·3	10·9	9·1
29	Oxon	599	514	465	387	14·4	11·2	9·3
30	Rutland	92	71	64	52	10·8	7·4	6·0
31	Salop	776	591	521	384	11·1	7·2	5·3
32	Somerset	692	527	460	355	8·3	5·3	4·1
33	Stafford	492	374	320	236	8·3	5·3	3·9
34	Suffolk	1,468	1,292	1,280	1,156	19·1	16·5	15·0
35	Surrey	410	335	296	243	13·8	10·0	8·4
36	Sussex	945	795	746	627	14·3	10·9	9·2
37	Warwick	686	519	463	386	14·1	9·3	7·8
38	Westmoreland	14	7	5	3	·6	0·2	0·1
39	Wilts	926	770	684	598	12·4	9·0	7·9
40	Worcester	616	481	437	363	15·6	9·9	9·0
41	Yorks, E.R.	1,037	772	721	626	15·5	10·8	9·4
42	„ N.R.	614	452	402	278	7·4	4·7	3·2
43	„ W.R.	886	703	613	475	7·5	4·8	3·9
	ENGLAND	30,067	24,674	22,772	19,095	—	—	7·6

Appendix D. B. Wheat.

B.—WHEAT AREA.

TABLE IX.—Showing the COUNTIES of ENGLAND ranged in the Order of the Average Area under Wheat during three Years 1892–1894.

Order.		Counties.	Area.	Order.		Counties.	Area.
1872–81.	1892–94.		1892–94.	1872–81.	1892–94.		1892–94.
			Acres.				Acres.
1	1	Lincoln	190,430	19	23	Worcester	36,285
2	2	Norfolk	145,036	16	24	Somerset	35,487
3	3	Essex	128,022	29	25	Huntingdon	32,990
4	4	Suffolk	115,583	24	26	Hereford	28,189
5	5	Cambs	101,579	28	27	Cornwall	28,100
7	6	Hampshire	68,614	20	28	York, N. R.	27,786
6	7	Devon	65,265	31	29	Surrey	24,346
10	8	Sussex	62,728	30	30	Dorset	24,017
8	9	York, E. R.	62,554	27	31	Stafford	23,606
11	10	Wilts	59,820	32	32	Leicester	23,343
9	11	Kent	59,613	34	33	Lancashire	16,376
21	12	Herts	52,667	33	34	Durham	16,162
13	13	Gloucester	52,406	37	35	Derby	14,080
15	14	Northampton	47,569	36	36	Chester	12,134
12	15	York, W. R.	47,521	35	37	Northumberland	9,107
18	16	Notts	41,326	39	38	Monmouth	7,791
23	17	Berks	40,627	40	39	Rutland	5,247
26	18	Beds	39,120	38	40	Cumberland	4,608
22	19	Oxon	38,723	41	41	Middlesex	4,109
17	20	Warwick	38,602		42	London	365
14	21	Salop	38,446	42	43	Westmoreland	278
25	22	Bucks	37,911				

B.—WHEAT AREA AT DIFFERENT PERIODS COMPARED.

TABLE X.—Showing the Ratio which the Average Area of the Wheat Crop in each County of ENGLAND during three different Periods bore to that of the 10 years 1872–1881, and the PER-CENTAGE of Decrease in the Area of Wheat in 1892–94 as compared with that of 1872–1881.

—	Counties.	Ratio to Average of 1872–1881 = 100.			Decrease in 1892–94 as compared with 1872–81.	—	Counties.	Ratio to Average of 1872–1881 = 100.			Decrease in 1892–94 as compared with 1872–81.
		5 Years, 1882–86.	5 Years, 1887–91.	3 Years, 1892–94.				5 Years, 1882–86.	5 Years, 1887–91.	3 Years, 1892–94.	
					Per Cent.						Per Cent.
1	Beds	88·9	88·6	77·7	22·3	23	Middlesex*	72·3	73·7	51·2	48·8
2	Berks	86·6	79·0	68·4	31·6	24	Monmouth	71·4	58·5	43·2	56·8
3	Bucks	85·9	81·3	69·4	30·6	25	Norfolk	89·4	84·2	74·6	25·4
4	Cambs	87·7	86·9	81·2	18·8	26	Northampton	80·7	75·0	63·5	36·5
5	Chester	73·5	63·5	43·6	56·4	27	Northumberland	69·1	49·9	32·3	67·7
6	Cornwall	75·7	70·3	59·3	40·7	28	Notts	79·	72·6	60·7	39·3
7	Cumberland	64·4	38·5	24·8	75·2	29	Oxon	85·9	77·7	64·6	35·4
8	Derby	74·4	67·0	52·7	47·3	30	Rutland	76·8	70·	57·	43·0
9	Devon	78·1	71·0	55·2	44·8	31	Salop	76·1	67·1	49·5	50·5
10	Dorset	81·6	69·5	56·3	43·7	32	Somerset	76·2	65·5	51·3	48·7
11	Durham	75·3	64·1	47·5	52·5	33	Stafford	76·2	65·	48·	52·
12	Essex	86·6	82·5	72·2	27·8	34	Suffolk	88·0	87·2	78·7	21·3
13	Gloucester	82·8	73·8	59·9	40·1	35	Surrey*	81·7	72·1	59·3	40·7
14	Hampshire	84·7	76·1	65·2	35·8	36	Sussex	84·2	79·0	66·4	33·6
15	Hereford	77·6	68·5	52·6	47·4	37	Warwick	75·7	67·5	56·3	43·7
16	Herts	93·4	92·3	85·8	14·2	38	Westmoreland	53·1	35·2	20·1	79·9
17	Huntingdon	87·5	83·3	75·6	24·4	39	Wilts	83·1	73·9	64·6	35·4
18	Kent*	77·9	69·1	59·4	40·6	40	Worcester	78·1	71·0	59·0	41·0
19	Lancaster	81·5	75·5	53·2	46·8	41	York, E. R.	74·5	69·6	60·3	39·7
20	Leicester	74·7	71·7	58·8	41·2	42	„ N. R.	73·6	63·4	45·2	54·8
21	Lincoln	84·9	81·9	67·6	32·4	43	„ W. R.	79·4	69·2	53·6	46·4
22	London	—	—	—	—						

ENGLAND:	10 years, 1872–1881	100·
	5 years, 1882–1886	82·1 per cent.
	5 years, 1887–1891	75·9 „
	3 years, 1892–1894	63·5 „
	Decrease per cent. in the latest period as compared with the first 10 years	36·5

* *See* Note to Table II.

B.—WHEAT AREA.

TABLE XI.—Showing the COUNTIES of ENGLAND ranged in the order of (*a*) the average PER-CENTAGE of the CULTIVATED AREA under WHEAT 1892–1894, and (*b*) the RATE of DECREASE in that Area, as compared with the average Area during the period 1872–1881.

(*a*) 1892–1894. Wheat Area in Proportion to Cultivated Area.			(*b*) 1892–1894. Area in Ratio to that from 1872–1881.		
Order.	Counties in Order from Highest to Lowest Relative Area.	Per-centage of Cultivated Area.	Order.	Counties in Order from Least to Greatest Decrease in Area.	Decrease Per cent.
1	Cambs	20·8	1	Herts	14·2
2	Beds	16·4	2	Cambs	18·8
3	Herts	15·9	3	Suffolk	21·3
4	Huntingdon	15·6	4	Beds	22·3
5	Essex	15·4	5	Huntingdon	24·4
6	Suffolk	15·0	6	Norfolk	25·4
7	Norfolk	13·4	7	Essex	27·8
8	Lincoln	12·5	8	Bucks	30·6
9	Berks	10·9	9	Berks	31·6
10	Hampshire	9·6	10	Stafford	32·
11, 12	Bucks	9·4	11	Lincoln	32·4
	York, E.R.		12	Sussex	33·6
13	Oxon	9·3	13, 14	Oxon	35·4
14	Sussex	9·2		Wilts	
15	Notts	9·1	15	Hampshire	35·8
16	Worcester	9·0	16	Northampton	36·5
17	Northampton	8·5	17	Notts	39·3
18	Surrey	8·4	18	York, E.R.	39·7
19	Gloucester	8.0	19	Gloucester	40·1
20, 21	Kent	7·9	20	Kent*	40·6
	Wilts		21, 22	Cornwall	40·7
22	Warwick	7·8		Surrey*	
23	Hereford	6·5	23	Worcester	41·0
24	Rutland	6·0	24	Leicester	41·2
25	Devon	5·4	25	Rutland	43·0
26	Salop	5·3	26, 27	Dorset	43·7
27	Leicester	4·9		Warwick	
28	Dorset	4·8	28	Devon	44·8
29	Cornwall	4·7	29	York, W.R.	46·4
30	Somerset	4·1	30	Lancaster	46·8
31, 32	Stafford	3·9	31	Derby	47·3
	York, W.R.		32	Hereford	47·4
33	Middlesex	3·8	33	Somerset	48·7
34	Durham	3·7	34	Middlesex*	48·8
35, 36	Monmouth	3·2	35	Salop	50·5
	York, N.R.		36	Durham	52·5
37	Derby	2·7	37	York, N.R.	54·8
38	London	2·5	38	Chester	56·4
39	Chester	2·2	39	Monmouth	56·8
40	Lancashire	2·0	40	Northumberland	67·7
41	Northumberland	1·3	41	Cumberland	75·2
42	Cumberland	0·8	42	Westmoreland	79·9
43	Westmoreland	0·1	—	London	—
	ENGLAND	7·67			36·5

* *See* Note to Table II.

Appendix D.
C. Barley.

C.—BARLEY AREA.

Table XII.—Showing the Average Area under Barley in each Agricultural Division and Subdivision of England in 1872–1881, and in 1892–1894, with the Per-centage of Increase (+) or Decrease (−) in the latter period, and the Per-centage of the Cultivated Area occupied by the Crop at each period.

Divisions and Subdivisions.	Average Area.		Increase or Decrease in the latter Period.	Per-centage of Cultivated Area.	
	1872–1881.	1892–1894.		1872–1881.	1892–1894.
	Acres.	Acres.	Per cent.		
I.—(*a*) E. Counties	429,019	380,418	− 11·3		13·1
(*b*) N.E. do.	451,819	476,318	+ 5·4		14·6
Total for Division	880,838	856,736	− 2·7	14·4	13·9
II.—(*a*) S.E. Counties	188,372	143,018	− 24·1		5·1
(*b*) E.M. do.	263,874	200,503	− 24·		6·7
Total for Division	452,246	343,521	− 24·	7·9	5·9
III.—(*a*) W.M. Counties	216,178	170,498	− 21·1		5·3
(*b*) S.W. do.	200,593	146,902	− 26·7		4·6
Total for Division	416,771	317,400	− 23·8	6·8	5·0
IV.—(*a*) N. Counties	213,136	184,526	− 13·4		5·7
(*b*) N.W. do.	66,983	39,274	− 41·4		1·2
Total for Division	280,119	223,800	− 20·1	5·8	3·4
England	2,029,974	1,741,457	− 14·2	8·4	7·0

C.—BARLEY CROP.

TABLE XIII.—Showing for each COUNTY of ENGLAND the AVERAGE AREA under BARLEY during four Periods, and the PER-CENTAGE of the CULTIVATED AREA under that Crop during three of those Periods.

Index No.	County.	Average Acreage during 4 Periods in Hundreds of Acres.				Per-centage of Cultivated Area.		
		10 Years, 1872–1881.	5 Years, 1882–1886.	5 Years, 1887–1891.	3 Years, 1892–1894.	10 Years, 1872–1887.	5 Years, 1887–1891.	3 Years, 1892–1894.
1	Beds	321	278	238	235	12·4	9·2	9·5
2	Berks	396	355	335	307	10·7	9·0	8·2
3	Bucks	298	255	231	234	7·4	5·7	5·8
4	Cambs	642	662	601	587	13·3	12·3	12·0
5	Chester	33	22	17	21	·6	·3	·4
6	Cornwall	522	459	391	364	9·8	6·7	6·1
7	Cumberland	80	51	36	30	1·4	·6	·5
8	Derby	141	101	79	78	2·8	1·5	1·5
9	Devon	754	608	546	519	6·8	4·5	4·2
10	Dorset	394	349	335	302	8·2	6·8	6·1
11	Durham	195	174	156	167	4·7	3·6	3·8
12	Essex	1,137	1,137	1,080	1,018	13·8	12·8	12·3
13	Gloucester	424	347	312	309	6·6	4·7	4·7
14	Hampshire	627	545	514	458	8·9	7·2	6·4
15	Hereford	228	221	206	223	5·2	4·6	5·0
16	Hertford	461	411	374	342	13·7	11·0	10·1
17	Huntingdon	251	234	215	207	12·0	10·2	9·8
18	Kent	461	480	474	422	6·3	6·2	5·6
19	Lancaster	101	87	73	79	1·3	·9	·9
20	Leicester	319	224	174	169	6·8	3·8	3·6
21	Lincoln	1,841	1,960	1,960	2,083	12·5	12·9	13·7
22	London	—	—	—	—	—	—	—
23	Middlesex	24	24	17	13	2·1	1·5	1·2
24	Monmouth	103	78	68	64	4·4	2·8	2·6
25	Norfolk	1,947	2,007	2,030	1,993	18·2	18·6	18·4
26	Northampton	572	486	455	479	10·3	8·1	8·6
27	Northumberland	402	381	365	355	5·8	5·1	5·0
28	Notts	495	423	365	379	11·1	8·0	8·4
29	Oxon	541	478	462	457	13·0	11·1	11·0
30	Rutland	112	98	98	104	13·1	11·3	11·9
31	Salop	535	506	483	519	7·7	6·7	7·2
32	Somerset	336	283	274	283	4·0	3·2	3·3
33	Stafford	289	227	193	184	4·9	3·2	3·0
34	Suffolk	1,479	1,471	1,453	1,414	19·2	18·7	18·4
35	Surrey	174	146	131	102	5·8	4.4	3·5
36	Sussex	226	192	165	140	3·4	2·4	2·1
37	Warwick	278	160	161	169	5·7	3·2	3·4
38	Westmoreland	26	16	12	10	1·1	·5	·4
39	Wilts	672	552	509	473	9·1	6·7	6·3
40	Worcester	200	153	121	117	5·1	2·8	2·9
41	Yorks, E. R.	731	711	669	687	11·9	10·0	10·3
42	„ N. R.	773	705	683	741	9·3	7·9	8·6
43	„ W. R.	761	646	579	582	6·5	4·8	4·8
	ENGLAND	20,301	18,742	17,652	17,424	8·37	7·0	7·0

Appendix D.

C. Barley

C.—BARLEY AREA.

Table XIV.—Showing the Counties of England ranged in the order of the Average Area under Barley during the Period 1892–94.

Order. 1872–81.	Order. 1892–94.	Counties.	Area, 1892–94.	Order. 1872–81.	Order. 1892–94.	Counties.	Area, 1892–94.
			Acres.				Acres.
2	1	Lincoln	208,307	23	23	Somerset	28,326
1	2	Norfolk	199,292	24	24	Beds	23,537
3	3	Suffolk	141,408	26	25	Bucks	23,404
4	4	Essex	101,806	30	26	Hereford	22,280
5	5	Yorks, N. R.	74,131	29	27	Huntingdon	20,713
8	6	„ E. R.	68,719	27	28	Stafford	18,424
10	7	Cambs	58,733	28	29	Warwick	16,944
6	8	Yorks, W. R.	58,165	25	30	Leicester	16,916
7	9	Devon	51,934	33	31	Durham	16,704
14	10	Salop	51,856	31	32	Sussex	14,030
12	11	Northampton	47,908	32	33	Worcester	11,700
9	12	Wilts	47,347	36	34	Rutland	10,421
11	13	Hampshire	45,834	34	35	Surrey	10,172
13	14	Oxon	45,684	38	36	Lancaster	7,917
18	15	Kent	42,243	35	37	Derby	7,821
16	16	Notts	37,916	37	38	Monmouth	6,426
15	17	Cornwall	36,449	39	39	Cumberland	2,969
20	18	Northumberland	35,526	40	40	Chester	2,089
17	19	Herts	34,221	42	41	Middlesex	1,293
19	20	Gloucester	30,889	41	42	Westmoreland	1,094
21	21	Berks	30,739	—	43	London	17
22	22	Dorset	30,193				

C.—BARLEY AREA AT DIFFERENT PERIODS COMPARED.

Table XV.—Showing the Ratio which the Average Area of the Barley Crop in each County, during three different Periods bore to that of the 10 years, 1872–81; and the Per-centage of Increase or Decrease in the Area of this Crop in 1892–94 as compared with that of 1872–81.

Counties.	Ratio to Average of 1872–81 = 100. 5 Years, 1882–86.	5 Years, 1887–91.	3 Years, 1892–94.	Increase (+) or Decrease in 1892–94 as compared with 1872–81.	Counties.	Ratio to Average of 1872–81 = 100. 5 Years, 1882–86.	5 Years, 1887–91.	3 Years, 1892–94.	Decrease in 1892–94 as compared with 1872–81.
				Per Cent.					Per Cent.
Beds	86·6	74·3	73·4	26·6	Middlesex *	97·6	70·3	52·9	47·1
Berks	89·6	84·7	77·6	22·4	Monmouth	76·0	66·1	62·7	37·3
Bucks	85·6	77·6	78·6	21·4	Norfolk	103·1	104·2	102·3	+2·3
Cambs	103·1	93·6	91·6	8·4	Northampton	85·0	79·5	83·8	16·2
Chester	67·5	50·0	63·4	36·6	Northumberland	94·6	90·7	88·3	11·7
Cornwall	88·0	76·4	68·9	31·1	Notts	85·5	73·8	76·7	23·3
Cumberland	64·3	45·6	37·2	62·8	Oxon	88·4	85·5	84·5	15·5
Derby	71·7	56·5	55·6	44·4	Rutland	87·4	87·5	93·1	6·9
Devon	80·6	72·4	68·9	31·1	Salop	94·7	90·3	97·0	3·0
Dorset	89·5	85·1	76·7	23·3	Somerset	84·0	81·6	84·2	15·8
Durham	89·2	80·4	85·8	14·2	Stafford	78·5	66·8	63·8	36·2
Essex	100·0	95·0	89·5	10·5	Suffolk	100·0	98·2	95·6	4·4
Gloucester	82·0	73·6	72·9	27·1	Surrey *	84·1	75·5	95·8	4·2
Hampshire	86·9	82·1	73·2	26·8	Sussex	85·2	73·2	62·1	37·9
Hereford	97·0	90·0	97·6	2·4	Warwick	57·3	58·0	61·0	39·0
Herts	89·1	81·1	74·2	25·8	Westmoreland	61·6	46·6	39·6	60·4
Huntingdon	93·4	85·6	82·7	17·3	Wilts	82·0	75·8	70·4	29·6
Kent *	89·6	102·9	90·8	9·2	Worcester	76·6	60·7	58·6	41·4
Lancaster	86·3	72·0	78·3	21·7	Yorks, E. R.	97·3	91·6	94·1	5·9
Leicester	70·5	54·4	53·0	47·0	„ N. R.	91·2	89·3	95·9	4·1
Lincoln	106·5	106·4	111·3	+11·3	„ W. R.	84·9	76·1	76·4	23·6
London	—	—	—	—	England	92·3	86·9	85·8	14·2

* *See* Note to Table II.

C.—BARLEY.

TABLES XVI.—Showing the Counties of England in order of the relative AREA of BARLEY in the Period 1892–1894, and the Rate of INCREASE or DECREASE in that Area since 1872–1881.

Barley Area in Proportion to Cultivated Area, 1892–1894.			Area in Ratio to that of 1872–1881.		
Order.	Counties in Order from highest to lowest Per-centage.	Per Cent. of cultivated Area.	Order.	Counties in Order from greatest Increase to greatest Decrease.	Increase + or Decrease — Per Cent.
1, 2	Norfolk	18·4		*Increase.*	
1, 2	Suffolk	18·4	1	Lincoln	11·3
3	Lincoln	13·7	2	Norfolk	2·3
4	Essex	12·3		*Decrease.*	
5	Cambs	12·0	3	Hereford	2·4
6	Rutland	11·9	4	Salop	3·0
7	Oxon	11·0	5	York, N. R.	4·1
8	York, E. R.	10·3	6	Surrey	4·2
9	Herts	10·1	7	Suffolk	4·4
10	Huntingdon	9·8	8	York, E. R.	5·9
11	Beds	9·5	9	Rutland	6·9
12, 13	Northampton	8·6	10	Cambs	8·4
12, 13	York, N. R.	8·6	11	Kent	9·2
14	Notts	8·4	12	Essex	10·5
15	Berks	8·2	13	Northumberland	11·7
16	Salop	7·2	14	Durham	14·2
17	Hampshire	6·4	15	Oxon	15·5
18	Wilts	6·2	16	Somerset	15·8
19, 20	Cornwall	6·1	17	Northampton	16·2
19, 20	Dorset	6·1	18	Huntingdon	17·3
21	Bucks	5·8	19	Bucks	21·4
22	Kent	5·6	20	Lancaster	21·7
23, 24	Hereford	5·0	21	Berks	22·4
23, 24	Northumberland	5·0	22, 23	Dorset	23·3
	York, W. R.	4·8	22, 23	Notts	23·3
26	Gloucester	4·7	24	York, W. R.	23·6
27	Devon	4·2	25	Herts	25·8
28	Durham	3·8	26	Beds	26·6
29	Leicester	3·6	27	Hampshire	26·8
30	Surrey	3·5	28	Gloucester	27·1
31	Warwick	3·4	29	Wilts	29·6
32	Somerset	3·3	30, 31	Cornwall	31·1
33	Stafford	3·0	30, 31	Devon	31·1
34	Worcester	2·9	32	Stafford	36·2
35	Monmouth	2·6	33	Chester	36·6
36	Sussex	2·1	34	Monmouth	37·3
37	Derby	1·5	35	Sussex	37·9
38	Middlesex	1·2	36	Warwick	39·0
39	Lancashire	0·9	37	Worcester	41·4
40	Cumberland	0·5	38	Derby	44·4
41, 42	Chester	0·4	39	Leicester	47·0
41, 42	Westmoreland	0·4	40	Middlesex	47·1
43	London	—	41	Westmoreland	60·4
			42	Cumberland	62·8
			43	London	—

Appendix D.

D. Oats.

D.—OATS AREA.

TABLE XVII.—Showing the AVERAGE AREA under OATS in each Agricultural Division and Sub-division of England during 1872–1881 and in 1892–1894, with the PER-CENTAGE of INCREASE in the latter Period, and the PER-CENTAGE of the CULTIVATED AREA occupied by the Crop during each of those Periods.

Agricultural Divisions and Sub-Divisions.	Area.—Average.		Increase in the latter Period.	Ratio to Cultivated Area.	
	1872–1881.	1892–1894.		1872–1881.	1892–1894.
	Acres.	Acres.	Per Cent.	Per Cent.	Per Cent.
I.—(*a.*) E. Counties	137,077	204,327	49·1		7·05
(*b.*) N.E. do.	203,855	279,133	36·9		8·54
Total for Division	340,932	483,460	41·8	5·6	8·07
II. (*a.*) S.E. Counties	236,267	254,882	7·9		9·07
(*b.*) E.M. do.	139,587	187,014	34·0		6·22
Total for Division	375,854	441,896	17·6	6·5	7·6
III.—(*a.*) W.M. Counties	110,561	171,401	55·0		5·31
(*b.*) S.W. do.	179,125	236,441	31·6		7·45
Total for Division	289,686	407,842	41·1	4·7	6·3
IV.—(*a.*) N. Counties	218,939	250,842	14·6		7·79
(*b.*) N.W. do.	241,765	302,129	25·0		9·13
Total for Division	460,704	553,021	20·	7·3	8·4
ENGLAND	1,466,677	1,886,049	28·6	6·05	7·6

D.—OATS.

TABLE XVIII.—Showing for each COUNTY of ENGLAND the AVERAGE AREA under OATS during four Periods, and the PER-CENTAGE of the TOTAL CULTIVATED AREA under that Crop during three of those Periods.

Index No.	County.	Average Acreage during four Periods in Hundreds of Acres.				Per-centage of Cultivated Area.		
		10 Years, 1872–81.	5 Years, 1882–86.	5 Years, 1887–92.	3 Years, 1892–94.	10 Years, 1872–81.	5 Years, 1887–91.	3 Years, 1892–94.
1	Beds	102	126	134	178	3·9	5·2	7·0
2	Berks	270	256	290	345	7·3	7·7	9·2
3	Bucks	258	280	264	306	6·4	6·6	7·6
4	Cambs	345	371	400	470	7·1	8·2	9·4
5	Chester	460	528	565	606	8·7	10·4	11·2
6	Cornwall	440	527	578	617	8·3	9·8	10·2
7	Cumberland	695	767	789	791	12·5	13 2	13·7
8	Derby	269	270	262	281	5·3	5·1	5·5
9	Devon	910	1,046	1,059	1,160	8·2	8·8	9·6
10	Dorset	221	242	247	288	4·6	5·0	5·8
11	Durham	354	371	347	361	8·6	8·0	8·2
12	Essex	398	411	434	591	4·8	5·2	7·1
13	Gloucester	185	262	256	333	2·8	2·8	5·1
14	Hampshire	668	686	682	757	9·5	9·5	16·4
15	Hereford	130	172	190	228	3·0	4·3	5·1
16	Herts	257	275	288	362	7·6	8·4	10·7
17	Huntingdon	117	114	104	127	5·6	4·9	6·0
18	Kent*	511	481	470	530	7·0	6·2	7·0
19	Lancaster	538	642	688	764	7·0	8·3	8·9
20	Leicester	215	234	252	255	4·6	4·9	5·4
21	Lincoln	975	1,083	1,079	1,253	6·6	7·1	8·1
22	London	—	—	—	2	—	—	1·5
23	Middlesex*	49	38	35	35	4·2	3·1	3·2
24	Monmouth	82	90	85	91	3·5	3·5	3·7
25	Norfolk	296	325	342	511	2·8	3·1	4·7
26	Northampton	201	248	231	254	3·6	4·1	4·5
27	Northumberland	596	583	530	507	8·7	7·8	7·1
28	Notts	216	270	288	343	4·8	6·4	7·6
29	Oxon	253	308	296	346	6·1	7·1	8·3
30	Rutland	37	45	41	43	4·3	4·6	4·9
31	Salop	264	339	360	414	3·8	5·0	5·7
32	Somerset	220	250	242	299	2·6	2·8	3·5
33	Stafford	296	339	367	409	5·0	6·1	6·8
34	Suffolk	152	205	208	315	2·0	2·7	4·1
35	Surrey*	258	241	230	258	8·6	7·8	8·9
36	Sussex	656	643	634	659	10·0	9·3	9·7
37	Warwick	167	216	238	286	3·4	4·6	5·8
38	Westmoreland	160	166	171	170	6·6	6·6	6·7
39	Wilts	360	431	409	476	4·8	5·4	6·2
40	Worcester	84	108	128	171	2·1	2·9	4·2
41	Yorks, E. R.	767	963	949	1,027	11·4	14·2	15·4
42	„ N. R.	672	800	760	800	8·1	8·8	9·2
43	„ W. R.	567	691	755	840	4·8	6·2	7·0
		—	—	—	—	—	—	—

* *See* Note to Table II.

Appendix D.

D. Oats.

D.—OATS AREA.

TABLE XIX.—Showing the COUNTIES of ENGLAND ranged in the order of the AVERAGE AREA under OATS during the Period 1892–1894.

Order.		Counties.	Area.	Order.		Counties.	Average.
1872–81.	1892–94.		1892–94.	1872–81.	1892–94.		1892–94
			Acres.				Acres.
1	1	Lincoln	125,314	20	23	Berks	34,478
2	2	Devon	116,015	29	24	Notts	33,304
3	3	York, E. R.	102,688	32	25	Gloucester	33,330
9	4	„ W. R.	84,048	35	26	Suffolk	31,549
5	5	„ N. R.	79,991	22	27	Bucks	30,571
4	6	Cumberland	79,104	28	28	Somerset	29,942
10	7	Lancaster	76,436	27	29	Dorset	28,784
6	8	Hampshire	75,746	33	30	Warwick	28,649
7	9	Sussex	65,928	21	31	Derby	28,077
13	10	Cornwall	61,700	24	32	*Surrey	25,774
12	11	Chester	60,635	30	33	Leicester	25,547
14	12	Essex	59,143	31	34	Northampton	25,353
11	13	*Kent	52,956	36	35	Hereford	22,827
19	14	Norfolk	51,131	38	36	Beds	17,793
8	15	Northumberland	50,720	39	37	Worcester	17,139
15	16	Wilts	47,640	34	38	Westmoreland	16,950
17	17	Cambs	46,975	37	39	Huntingdon	12,663
23	18	Salop	41,397	40	40	Monmouth	9,068
18	19	Stafford	40,927	42	41	Rutland	4,304
25	20	Herts	36,204	41	42	*Middlesex	3,471
16	21	Durham	36,083	—	43	London	223
26	22	Oxon	34,592				

* *See* Note to Table II.

D.—OATS AREA AT DIFFERENT PERIODS COMPARED.

TABLE XX.—Showing the RATIO which the AVERAGE AREA of the OATS CROP in each County of England during three different Periods, bore to that of the 10 Years 1872–1881, and the PER-CENTAGE of Increase (+) or Decrease (—) in the Area of this Crop, 1892–94, as compared with that of 1872–1881.

	Counties.	Ratio to Average of 1872–1881 = 100.			Increase (+) or Decrease (—) 1892–94 as compared with 1872–81.		Counties.	Ratio to Average of 1872–1881 = 100.			Increase (+) or Decrease (—) 1892–94 as compared with 1872–81.
		5 Years, 1882–86.	5 Years, 1887–91.	3 Years, 1892–94.				5 Years, 1882–86.	5 Years, 1887–91.	3 Years, 1892–94.	
					Per Cent.						Per Cent.
1	Beds	124·0	131·7	175·	+75·0	24	Monmouth	109·6	103·7	110·3	+10·3
2	Berks	109·7	107·4	127·8	+27·8	25	Norfolk	109·6	115·6	172·7	+72·7
3	Bucks	108·6	103·6	118·6	+18·6	26	Northampton	123·8	115·2	126·2	+26·2
4	Cambs	107·7	116·	136·2	+36·2	27	Northumberland	97·7	88·8	85·0	—15·0
5	Chester	115·	123·	131·9	+31·9	28	Notts	125·	131·2	158·7	+58·7
6	Cornwall	119·8	131·2	140·1	+40·1	29	Oxon	121·8	114·7	136·9	+36·9
7	Cumberland	110·4	113·5	113·8	+13·8	30	Rutland	122·	110·	116·0	+16·0
8	Derby	100·6	97·6	107·8	+ 7·8	31	Salop	128·3	136·2	156·4	+56·4
9	Devon	115·	116·4	127·5	+27·5	32	Somerset	113·7	110·	133·9	+33·9
10	Dorset	109·7	111·7	130·2	+30·2	33	Stafford	114·3	123·7	138·1	+38·1
11	Durham	107·5	97·8	101·8	+ 1·8	34	Suffolk	134·6	136·4	200·5	+100·5
12	Essex	103·3	108·2	148·5	+48·5	35	*Surrey	93·6	89·2	99·9	— 0·1
13	Gloucester	141·5	138·7	180·7	+80·7	36	Sussex	98·0	96·7	100·5	+ 0·5
14	Hampshire	102·7	102·	113·4	+13·4	37	Warwick	129·2	142·3	171·1	+71·1
15	Hereford	132·3	146·9	176·0	+76·0	38	Westmoreland	103·7	107·	105·9	+ 5·9
16	Herts	107·1	112·2	140·9	+40·9	39	Wilts	119·7	113·5	132·3	+32·3
17	Huntingdon	97·6	89·6	108·7	+ 8·7	40	Worcester	128·2	151·6	202·9	+102·9
18	*Kent	94·2	92·	103·6	+ 3·6	41	Yorks, E. R.	125·6	119·1	133·8	+33·8
19	Lancaster	119·4	127·5	142·0	+42·0	42	„ N. R.	119·1	113·1	119·1	+19·1
20	Leicester	109·	107·8	118·8	+18·8	43	„ W. R.	121·9	133·2	148·2	+48·2
21	Lincoln	111·	110·6	128·5	+28·5						
22	London	—	—	—	—		ENGLAND	112·5	113–7	128·6	+28·6
23	*Middlesex	76·7	70·9	70·8	—29·2						

* *See* Note to Table II.

D.—OATS: COMPARATIVE AREA.

TABLE XXI.—Showing the several Counties of England ranged in the order of (*a*) the Average PER-CENTAGE of CULTIVATED AREA in OATS, 1892–1894, and (*b*) in respect of the RATE of INCREASE or DECREASE in that Area as compared with the Average 1872–1881.

(*a*). Area Proportionate to Cultivated Area.			(*b*). Area, Increase or Decrease.		
—	Counties in order from highest to lowest Proportionate Area.	Per Cent. of Cultivated Area.	—	Counties in order from greatest Increase to greatest Decrease, 1892–94, as compared with 1872–81.	Increase + Decrease − Per Cent.
1	Hampshire	16·4	1	Worcester	+102·9
2	York, E. R.	15·4	2	Suffolk	+100·5
3	Cumberland	13·7	3	Gloucester	+ 80·7
4	Chester	11·2	4	Hereford	+ 76·0
5	Herts	10·7	5	Beds	+ 75·0
6	Cornwall	10·2	6	Norfolk	+ 72·7
7	Sussex	9·7	7	Warwick	+ 71·1
8	Devon	9·6	8	Notts	+ 58·7
9	Cambs	9·4	9	Salop	+ 56·4
10, 11	Berks	9·2	10	Essex	+ 48·5
	York, N. R.		11	York, W. R.	+ 48·2
12, 13	Lancashire	8·9	12	Lancashire	+ 42·0
	Surrey		13	Herts	+ 40·9
14	Oxon	8·3	14	Cornwall	+ 40·1
15	Durham	8·2	15	Stafford	+ 38·1
16	Lincoln	8·1	16	Oxon	+ 36·9
17, 18	Bucks	7·6	17	Cambs	+ 36·2
	Notts		18	Somerset	+ 33·9
19, 20	Essex	7·1	19	York, E. R.	+ 33·8
	Northumberland		20	Wilts	+ 32·3
21, 22, 23	Beds	7·0	21	Chester	+ 31·9
	Kent		22	Dorset	+ 30·2
	York, W. R.		23	Lincoln	+ 28·5
24	Stafford	6·8	24	Berks	+ 27·8
25	Westmoreland	6·7	25	Devon	+ 27·5
26	Wilts	6·2	26	Northampton	+ 26·2
27	Huntingdon	6·0	27	York, N. R.	+ 19·1
28, 29	Dorset	5·8	28	Leicester	+ 18·8
	Warwick		29	Bucks	+ 18·6
30	Salop	5·7	30	Rutland	+ 16·0
31	Derby	5·5	31	Cumberland	+ 13·8
32	Leicester	5·4	32	Hants	+ 13·4
33, 34	Gloucester	5·1	33	Monmouth	+ 10·3
	Hereford		34	Huntingdon	+ 8·7
35	Rutland	4·9	35	Derby	+ 7·8
36	Norfolk	4·7	36	Westmoreland	+ 5·9
37	Northampton	4·5	37	*Kent	+ 3·6
38	Worcester	4·2	38	Durham	+ 1·8
39	Suffolk	4·1	39	Sussex	+ 0·5
40	Monmouth	3·7	40	*Surrey	− 0·1
41	Middlesex	3·2	41	Northumberland	− 15·0
42	Somerset	3·1	42	*Middlesex	− 29·2
43	London	1·5	43	London	—
	ENGLAND	7·6		ENGLAND	+ 18·8

* *See* Note to Table II.